

**New Build Ground Floor Suite, Ebley Mill, Westward
Road, Ebley, Stroud GL5 4UB.**

- Office
- Stroud Valleys
- To Let
- 141.02 m2 (1,518 ft2)



TO LET



Ground Floor, Ebley Mill, Stroud

Open plan office suite in a landmark building within easy reach of Stroud Town Centre and the M5 at Junction 13.

Location

The property is situated adjacent to the Stroudwater Navigation Canal, just off Westward Road, approximately 1½ miles from Stroud Town Centre and 4 miles from Junction 13 of the M5 Motorway. The immediate area is predominantly residential with a number of new developments having been completed in recent years. The property is also situated close to a hairdressers, café/wine bar and children's soft play centre.

Description

The property is a Grade II* Listed Building dating from the 19th Century. It has been used for a variety of uses until it was acquired by Stroud District Council in 1986 and converted into offices. The available suite is within a modern extension to Ebley Mill and comprises predominantly open plan office space situated on the ground floor and it benefits from two

access doors, one leading directly from the outside.

The specification includes painted plastered walls and ceilings, LED lighting, carpet floor covering and it is heated by via water source heat pump central heating system.

There are communal Male and Female WC facilities and there is allocated parking.

Rates

The Rateable Value appearing on the Valuation Office Agency website from April 2026 is £11,500. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Accommodation

(Approximate net internal area)

141.02 m² (1,518 ft²).

Rent

£15,000 per annum.

Planning

Office use which falls within Class E of the Use Classes Order 1987.

Terms

The suite is available by way of a new internal repairing lease for a term to be agreed.

Service Charge

A charge will be applied to cover the occupational costs and for the upkeep and maintenance of the common areas. Items that will be included are utilities, cleaning, repairs and decoration, caretaking services, window cleaning, waste management, external landscaping, security services including CCTV, barrier and audio entry service agreement. Further information is available from the agents upon request.

Energy Performance Certificate

Rating C-53 valid until December 2026.

VAT

The property is exempt from VAT however, the Council may opt to tax if it needs to do so.

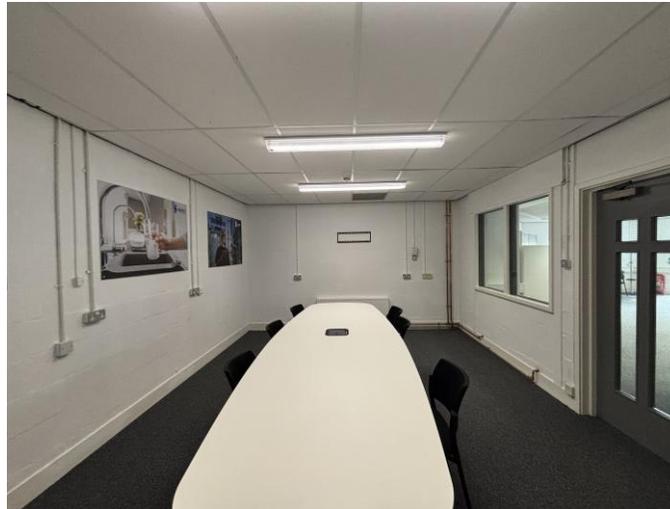
Legal Costs

Each party to bear their own legal costs incurred in the transaction.





Gallery





Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

Ollie Hambling

 ollie@ashproperty.co.uk

 01452 300433

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly, we recommend you obtain advice from a specialist source.

