

**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 is £9,100. 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.

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

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