



TO LET on behalf of



EBLEY MILL, WESTWARD ROAD, EBLEY, STROUD, GL5 4UB

- Open plan office accommodation.
- Lift access to all floors and gas fired central heating.
- Suites available from approximately 117.1 sq m (1,260 sq ft) to 487 sq m (5,242 sq ft).





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, convenience store, café/wine bar, a gym 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 property retains a number of period features, such as exposed beams and provides quality accommodation to include the following:

- Open plan space
- Gas fired central heating
- Lift serving all floors
- Raised access floors except ground floor
- Male and Female WC facilities and kitchenettes
- Allocated parking adjacent to the building

ACCOMMODATION

(Approximate Net Internal area)

Suite	Area (sq m)	Area (sq ft)
Ground floor	117.10	1,260
Second floor	308.57	3,321
Fourth & Fifth floors	487	5,242

TERMS

The suites are offered by way of new internal repairing and insuring leases for a term to be agreed.

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084. Registered office: 10 Pullman Court, Great Western Road, Gloucester GL1 3ND.

RENT

The rent to be based on £9 per sq ft per annum exclusive.

PLANNING

Office use which falls within Class B1a of the Use Classes Order 1987.

RATES

The property will need to be reassessed for rating purposes. Further information is available from agents upon request.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

SERVICE CHARGE

A charge will be levied by the Landlord to cover the communal costs and those associated with the upkeep and maintenance of the common areas.

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 costs incurred in the transaction.

EPC

The property has a DEC rating of D-85. Certificate Ref No: 9706-1036-0533-0000-2205.

VIEWING

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