

Brimscombe Mill

Brimscombe, Stroud, GL5 2QN

HW Hawkins
Watton



TO LET

1,277 SQ FT
(118.64 SQ M)

£13,000 PER ANNUM

Attractive open plan
offices with generous
parking

- Accessible location on London Road (A419)
- New lease available (subject to Superior Landlord's consent)
- Attractive open plan offices with generous parking

hawkinswatton.co.uk
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Summary

Available Size	1,277 sq ft
EPC Rating	Upon enquiry

Location

The property is located at Brimscombe Port, which is easily accessed from the A419 linking Stroud to Cirencester.

Stroud is the third largest town in the county and benefits from excellent transport links by road with easy access to the M5/M4 and benefits from a direct trainline service to London Paddington.

Description

The space available comprises of attractive predominantly open plan offices on the 2nd floor. The communal entrance lobby and WC facilities have all recently been refurbished to provide an attractive and professional working environment.

The property benefits from generous parking provision with an allocation of 6 parking spaces.

SERVICES

We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

RATINGS

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

TERMS

The property is available by way of a new Lease direct from the Landlord, following the surrender of the existing Lease.

RENT

Quoting rent £13,000 per annum exclusive (subject to Superior Landlord's approval).

EPC

The property has an EPC rating of D and the Certificate can be viewed via the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0001-5863-6570-6655-1144>

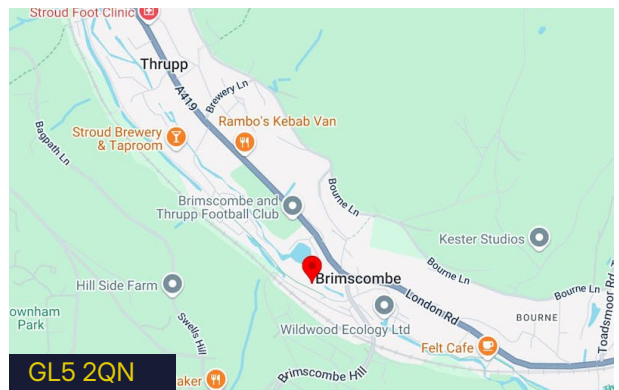
COSTS

Each party will be liable for their own legal costs of the transaction.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd - office	1,277	118.64
Total	1,277	118.64



Viewing & Further Information



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