

# Unit 6

Hope Mills Business Centre, Stroud, GL5 2SE



## FOR SALE

2,078 SQ FT  
(193.05 SQ M)

OFFERS FROM £235,000

Availability update - Rare opportunity to purchase an industrial unit with vacant possession

- Excellent location on A419, with easy access to Stroud town centre
- Modern storage/industrial unit with large mezzanine floor
- Rare opportunity to purchase an industrial unit with vacant possession

## Summary

Available Size	2,078 sq ft
Price	Offers from £235,000
VAT	Not applicable
EPC Rating	Upon enquiry

## Location

The property is situated on Hope Mills Business Centre in Brimscombe, approximately 2 miles outside of Stroud on the A419 Stroud to Cirencester Road. Motorway access is available at Junction 13 of the M5 being approximately 12 miles to the west and junction 14 of the M4 approximately 16 miles to the south.

## Description

The property comprises of a purpose-built mid terrace industrial unit constructed in the late 1980s. Internally a mezzanine floor has been constructed which provides additional storage space. Externally there is parking for 2 vehicles immediately to the front of the property and an additional 2 spaces within the estate car park.

## 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.

## TENURE

The property is held on the residual of a 999 year lease (virtual freehold).

## TERMS

The property is offered for sale with vacant possession for £235,000 exclusive. The property is not elected for VAT.

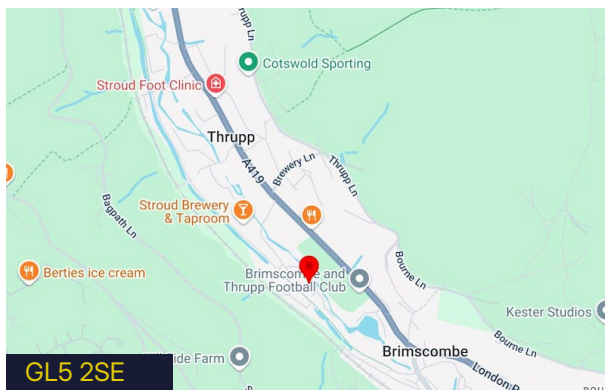
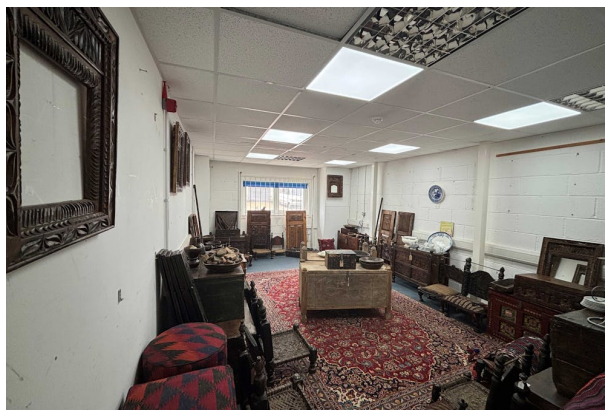
## EPC

Awaiting EPC.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,039	96.53
Mezzanine - office/stores	1,039	96.53
<b>Total</b>	<b>2,078</b>	<b>193.06</b>



## Viewing & Further Information



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