

St Mary's Mill
London Road
Brimscombe
Stroud
Glos GL6 8NX

TO LET – offices



- Open plan offices in attractive former Mill building
- Tranquil and highly secure location
- Single floors available of approx. 2370 sq ft

RENTAL: £10 PER SQ FT PER ANNUM EXCLUSIVE, SUBJECT TO CONTRACT

COM/7087 DATE: 11.03.2021

LOCATION

The property is situated on the outskirts of Stroud approximately 4 miles from the town centre on the A419 Cirencester Road close to the village of Chalford. The offices are accessed across a guarded railway crossing providing excellent 24 hours security.

Stroud is the third largest town in Gloucestershire and benefits from excellent road and rail connections to the south west region and London Paddington via a direct trainline connection.

DESCRIPTION

The office space available comprises of the 1st and 2nd floors of St Mary's Mill and consist of attractive predominantly open plan office accommodation. There are separate kitchen and meeting rooms/private offices included within the demised office with shared WCs and parking.

ACCOMMODATION (all areas, where quoted, are approximate).

Description	Sq ft	M ²
Ground floor	2363	220
First floor	2363	220
Total	4726	440

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 premises are available to lease floor by floor as a whole on a new lease for a term of years to be agreed. The commencing rent will be based on £10 per sq ft exclusive.

EPC

The property is awaiting an EPC.

COSTS

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

VIEWING

To arrange a viewing contact the sole agent: Hawkins Watton Ltd on

Tel: 01453 753753 / Email: admin@hawkinswatton.co.uk

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