

MODERN LIGHT INDUSTRIAL – TO LET

(1,337 sq ft) *Brimscombe, Stroud*



Unit 17 Canal Iron Works, Hope Mills Lane, Brimscombe, Stroud, Glos. GL5 2SH

Features

- Modern mid terrace light industrial unit
- Popular business park in established location
- 124.22 sq m / 1,337 sq ft
- Disabled WC facilities
- Offices with light storage potential over
- Good parking / loading
- 6.0m clear height
- Electric roller shutter 4.5m high x 3.2m wide
- Current commercial kitchen available by negotiation
- 4.7m x 5.6m
- Contents include: Rational Steam Combo oven; stainless steel workbenches; stainless double freezer; stainless fridge; double sink unit; vacuum packer; dehydrator; mincer; flash freezer; electric smoker; induction hob

Accommodation	
Ground floor	1,337 sq ft
Total	1,337 sq ft
Potential light mezz storage	500 sq ft
<i>Areas on gross internal area basis. Approx only.</i>	

Location

Canal Iron Works is accessed via Hope Mills Lane off the A419 London Road. Unit 17 benefits from in / out vehicular access facilitating easy loading.

Well-established industrial location in Brimscombe / Thrupp / Chalford corridor.

Stroud town centre approx. 2 miles; Gloucester approx 10 miles; M5 Motorway approx 7 miles; M4 Motorway approx 18 miles.

Business Rates	
Rateable Value	£9,600.00
Payable (estimated)	£4,790.40
Payable by qualifying small businesses (estimated)	£nil

Tenure

New fully repairing and insuring lease

Rent

On application

Service Charge

Applicable in respect of estate charge and management

VAT

Payable on Rent and Service Charge

Services

Mains gas, electricity, water and drainage

Viewing

By appointment only:

Simon Edmonds Chartered Surveyors
01453 757 214



EPC – C (57)

Important Notice:

(i) Whilst we endeavour to make our property particulars accurate and reliable they should not be relied on as statement or representation of fact and do not constitute or form any part of any contract. (ii) The vendor does not make or give and neither does Simon Edmonds Chartered Surveyors or any person in their employ have any authority to make or give any representation or warranty whatsoever in relation to the property. (iii) If there is any point which is of particular importance to you please contact our office and we will be pleased to check the information for you. 16.09.24