

Unit 9
Spring Mill Business Park
Avening Road
Nr Nailsworth
Glos GL6 0BS



T O L E T



- ◆ MODERN FACTORY/WAREHOUSE
- ◆ APPROX. 2500 SQ FT WITH OFFICE, TOILET & PARKING
- ◆ PART MEZZANINE FLOOR - 1080 SQ FT
- ◆ PLEASANT WELL MAINTAINED AND PEACEFUL ESTATE

RENTAL: £14,500 PER ANNUM EXCLUSIVE SUBJECT TO CONTRACT

VIEWING - Strictly by appointment with Andrew Watton Property Consultants

COM/1108 DATE: 20.01.2017

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THE SITUATION Spring Mill Business Park is a small modern development situated in a peaceful rural location between Nailsworth and Avening. The business park is conveniently situated with easy access to all the major surrounding commercial centres as well as the M4 and M5 motorways.

THE PROPERTY comprises a modern industrial unit built of a pleasing reconstituted stone with office accommodation outside the main works hop to the front. The roof is a portal steel frame covered in double skin well insulated profile sheets with translucent panels providing good natural light.

The unit provides a minimum of 18' eaves height and access via a steel roller shutter door, 14'0" wide x 15'0" high and benefits from 3-phase electricity, double glazed windows and doors and a gas fired boiler supplying central heating to the office and toilets, together with a gas powered hot air heater to the factory.

THE ACCOMMODATION comprises (all dimensions are approximate):

<u>Ground Floor</u>		<u>Areas</u>
Workshop	50'0" x 40'0"	2000 sq ft
Office		500 sq ft
2 office toilets and 1 works toilet		
Kitchen area		
Mezzanine floor	23'3" x 49'6" usable	1080 sq ft
		<hr/>
		3508 sq ft

Outside

Parking for two vehicles outside the unit plus additional parking available on site.

SERVICES All mains services except water are understood to be connected. Water is supplied by a private supply and is metered. Heating to office provided by gas fired central heating and heating to factory by gas fired warm air boiler.

THE LEASE A new lease is available for a term of 5 years at a rental of **£14,500** per annum exclusive on full repairing and insuring terms with 3 yearly reviews.

OUTGOINGS Rateable Value in 2016/2017 believed to be £13250 and rates payable are £6585.25

COSTS The landlord will be reimbursed for the cost of buildings insurance. A service charge for the upkeep of common parts will be levied and a charge will be made for the water consumed via water meter readings.

The ingoing tenants will be responsible for the Landlord's legal costs in this transaction.

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