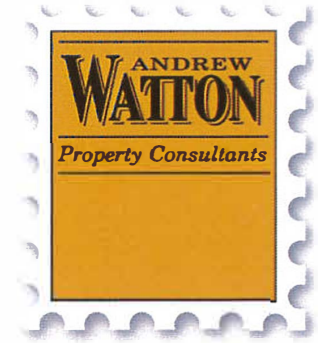


**UNITS E7 & E8
INCHBROOK TRADING
ESTATE WOODCHESTER
NAILSWORTH
GLOS GL5 5EY**



TO LET



- ◆ INDUSTRIAL/WAREHOUSE UNITS WITH 3 OFFICES
- ◆ APPROX. 1728 SQ FT
- ◆ PARKING AVAILABLE ON SITE

RENTAL: £11,000 P.A. EXCLUSIVE

VIEWING - Strictly by appointment with Andrew Watton Property Consultants

COM/3561 DATE: 20.09.2017

Cornhill Chambers, Stroud, Gloucestershire GL5 2JT | T: 01453 753753
E: admin@andrewwatton.co.uk | www.andrewwatton.co.uk

THE SITUATION The premises are situated on the popular Inchbrook Trading Estate, which serves the nearby centres of Stroud (3 miles), Nailsworth (1 mile) and Gloucester (13 miles). The larger centres of Cheltenham, Bath, Bristol and Swindon are all readily accessible, as are the M4 and M5 motorways.

THE PREMISES comprise a unit constructed of brick/block walls under a pitched roof, the latter being covered with corrugated asbestos cement sheeting. The unit enjoys 2 roller shutter doors with offices, kitchen and cloakroom facilities.

THE ACCOMMODATION comprises (all dimensions are approximate):

Office 1 14' 8" x 11' 8" dual aspect windows, electric heater and fitted shelving

Office 2 12' 7" x 9' 10" with small lobby door to outside and

Office 3 14' 0" x 12' 0"

Toilet wash hand basin and low level WC

Kitchenette single stainless steel drainer sink unit with cupboards under.

Rear Workshop/warehouse 37' 7" x 13' 0" average
Roller shutter door
Works toilet with low level WC

Side Workshop/warehouse 30' 7" x 25' 5" with roller shutter door
Nett internal 1,728 sq ft

OUTSIDE Parking for up to 4 vehicles - 2 directly outside the unit and two others on the estate.

SERVICES All mains services are understood to be connected or available close by.

TENURE The property is offered by way of a new lease for three years on internal repairing and insuring terms.

RENTAL £11,000 p.a. exclusive.

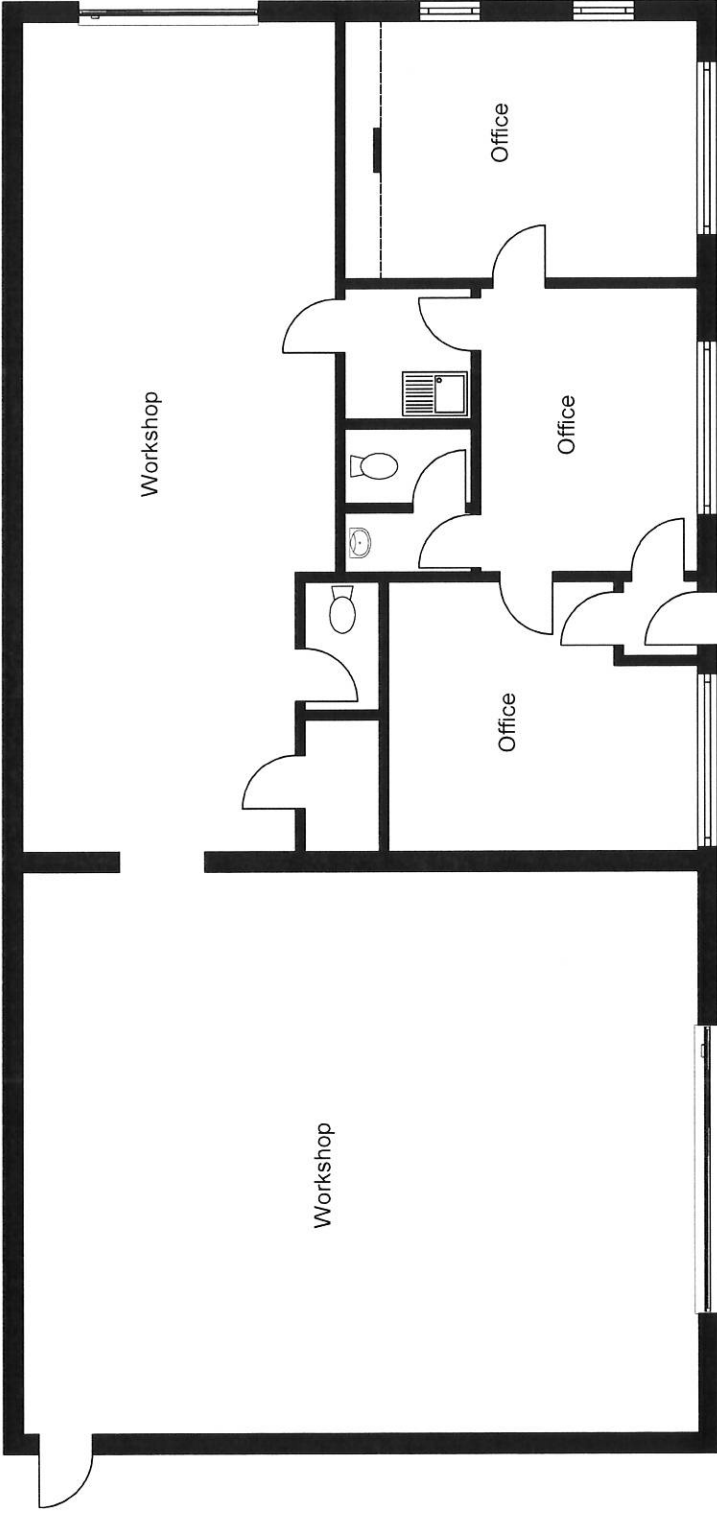
OUTGOINGS The Rateable Value in 2017/18 is believed to be £7,300 with Business Rates being payable in this period of £3,504 before any business relief given if applicable. An annual service charge for the upkeep of the estate will be around £900 per annum, together with buildings insurance premium is approx. £300 per annum, all subject to VAT.

DEPOSIT The landlord will require a rental deposit.

COSTS As normal the ingoing tenant will be liable for the landlord's legal costs.

Disclaimer: Andrew Watton Property Consultants and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are, give notice that:

- i. These particulars are given and any statement about the property is made without responsibility on the part of Andrew Watton Property Consultants or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- ii. Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- iii. No employee of Andrew Watton Property Consultants has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- iv. Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- v. Except in respect of death or personal injury caused by the negligence of Andrew Watton Property Consultants or its employees or agents, Andrew Watton Property Consultants will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by Andrew Watton Property Consultants.
- vi. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Andrew Watton Property Consultants shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.



Meters: Scale 1:100



North

<p>Ground Floor Plan E6 and E7 Inchbrook Trading Estate, Bath Road Woodchester Stroud GL5 5EY</p>	<p>To be printed Landscape A4 format Scale: 1 : 100</p>
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Energy Performance Certificate

Non-Domestic Building



Unit 21 Inchbrook Trading Estate, Bath Road
Woodchester
STROUD
GL5 5EY

Certificate Reference Number:
0991-2340-5530-8200-9603

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **144** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	240
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	78.09

Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built

121 If typical of the existing stock

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