



UNIT 10 HOPE MILLS BUSINESS CENTRE  
BRIMSCOMBE  
STROUD  
GLOS GL5 2SA

FOR SALE



- ◆ MODERN INDUSTRIAL/WAREHOUSE UNIT
- ◆ GROSS GROUND FLOOR APPROXIMATELY 1,000 SQ FT
- ◆ PLUS MEZZANINE OFFICE AREA AND PARKING
- ◆ QUIET WORKING ENVIRONMENT

OFFER INVITED IN THE REGION OF: £120,000 SUBJECT TO CONTRACT

COM/3999DATE: 17.03.2016

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**THE SITUATION**The property is situated on a small industrial site at Brimscombe alongside the A419 Stroud to Cirencester Road, approximately 3 miles east of Stroud. The complex comprises 15 similar units with older refurbished surrounding units for similar workshop/warehouse uses.

Vehicular access is afforded off the A419 via Hope Mills Lane, over a small bridge and through a small site for residential homes.

The premises are well situated with good access to both the M5 and M4 motorways, being approximately 7 and 30 miles respectively.

**THE PREMISES**comprises a mid-terraced unit built around 1988, of a steel portal frame construction clad in brick and blockwork topped with plastic coated profile steel cladding to front and rear elevations. The unit has similar insulated roof panels with inset translucent panels providing good natural lighting.

The minimum internal eaves height is about 15'6" and the unit benefits from 3-phase electricity, a small mezzanine floor area housing office space, kitchenette and toilet with washing facilities. The roller shutter access to the front provides a 13ft head height and 10'3" width. The unit enjoys 2 car parking spaces immediately in front of the unit plus more space almost opposite. The unit has the added security of burglar bars on the windows and steel security doors.

**THE ACCOMMODATION** comprises (all dimensions are approximate):

<b>Workshop/Warehouse</b>	45'6" x 22'2" overall	<b>1008 sqft</b>
	Toilet and kitchen area to the rear	
	Adjacent to the fire exit	
<b>Mezzanine Floor</b>	a part mezzanine floor houses an office	
	with kitchen area and open storage	

~~**SERVICES**All mains services are understood to be connected. Single and 3-phase electricity is connected~~

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**OUTSIDE**Tarmacadam hardstanding for two vehicles outside each unit with additional space opposite.

**OUTGOINGS**The Rateable Value in 2016/2017 is believed to be £6400.00 with Business Rates being payable in this period of £3097.60before any business relief given if applicable.

**SERVICE CHARGE** a service charge is payable for the upkeep of the estate etc

**TENURE** 999 year leasehold at a peppercorn rent with approximately 970 years unexpired.

**AGENT'S NOTE** Hope Mills Business Centre is subject to a restriction on the hours that can be legally worked during the week and at weekends. This is not rigidly enforced but purchasers should be aware that the restriction exists and could be enforced.

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