



## TO LET

- Two storey office & workshop
- Approx. 791ft<sup>2</sup>
- Within close proximity to Junction 13 M5
- Communal parking spaces available
- Secure rural business park
- Semi-rural location

## Unit 4&5 The Old Dairy

Marina Walk, Walk Farm, Whitminster Lane  
Frampton On Severn, Gloucester, GL2 7PR

£10,000 per annum plus VAT

A two-storey unit extending in all to 791ft<sup>2</sup> available to rent, benefitting flexible accommodation over both floors, making it suitable for a multitude of different users. Set within an established rural business park in Whitminster offering convenient access to the A38 and Junction 13 of the M5.

## DESCRIPTION

A two storey commercial premises currently utilised as ground floor workshop and first floor office. The unit benefits from flexible accommodation, allowing it to be suitable for multiple uses. The unit could be split down subject to further negotiation but preferred to rent as a whole.

The Unit benefits toilets on both ground and first floor, along with a kitchen on the ground floor.

The property is split over 2 floors as shown below:

- Unit 4 (ground floor) – 47.13m<sup>2</sup> / 507.41ft<sup>2</sup>
- Unit 5 (first floor) – 26.36m<sup>2</sup> / 283.73ft<sup>2</sup>

## LOCATION

The site is situated immediately off Church Lane, Whitminster. The property is convenient for regional and national road networks being just 2.7 miles from junction 13 of the M5

## SERVICES

Mains electric, water and private drainage.

## TERMS OF TENANCY

The Tenancy term is 1-5 years, negotiable, and the tenancy will be written under the statute of Landlord and Tenant Act 1954 excluding the renewal provisions contained within S24 to s28 of the same. The landlord will be responsible for external repairs and structural insurance, the premium of which will be recoverable from the Tenant on a per annum basis, charged in tandem with the rent. The tenant will be responsible for internal repairs of the property and insurance of their contents.

## DEPOSIT

A minimum deposit of 2 months rent will be requested from the Tenant, which will be taken prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

## OUTGOINGS

The Tenant will be responsible for all outgoing including but not limited to water, drainage, electric via submeter and business rates.

## BUSINESS RATES

Rateable Value - £10,000

## LOCAL AUTHORITY

Stroud District Council - 01453 766321

## SET UP COSTS

Incoming Tenant will be responsible for paying a contribution of £350.00 plus VAT towards the Landlords legal fees.

## VIEWING

Strictly by appointment with David James

**PLANS AND PARTICULARS** Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

**WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC** The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

