



TO LET

- Flexible workspace up to 148m² / 1599ft²
- As a whole or individually by negotiation
- Popular business park
- Excellent commuter links Parking provided

Unit 4 – 5

Damery Works, Damery Lane, Woodford, Berkeley, GL13 9JR

Guide Rent: £15,000 per annum plus VAT

A flexible commercial unit extending to approximately 148m² / 1599ft² comprising of office and industrial space suitable for a variety of uses.]

DESCRIPTION

Units 4 & 5 offer flexible commercial workspace throughout, with unit 4 offering eves height warehousing/storage space and unit 5 offering office space set over two floors with ancillary storage on the first. Both units currently are connected and can be used simultaneously, however the units can be split under negotiation.

LOCATION

The Unit is set within Damery Works Business Park which is situated on a quiet rural lane within ½ a mile of the A38 at Woodford. The Unit is convenient for regional and national road networks being just 2 ½ miles from junction 14 of the M5.

Internal Photos Pending

ACCOMMODATION

The unit offers accommodation set over two floors providing in excess of 148m² / 1599ft².

Unit 4

Ground floor – 78.53m² / 845.29 ft² (workshop)

Unit 5

Ground floor – 39.30m² / 423ft² (Office)

First floor – 30.79m² / 331.42ft² (Office)

The Units also provide toilet, kitchen, and storage facilities across both floors along with ample parking space.

Internal Photos Pending

SERVICES

Mains electricity, sewage and water connected (water and Sewage rates included in rent). First floor office is fully Air Conditioned. BT lines / Fibre Optic Broadband available on site.

TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same. Ideally for a minimum 3-year term.

The Landlord will be responsible for external repairs and the structural insurance, the premium of which will be recoverable from the Tenant. The Tenant will be responsible for internal repairs, maintenance covenants 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 those, but not limited to, the services listed above and Business Rates. VAT is applicable and all sums stated are non-inclusive. The property has a rateable value of £15,000.

LOCAL AUTHORITY

Stroud District Council

VIEWING

Strictly by appointment with David James - 01453 843720.

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.