



TO LET

- Ground floor barn conversion office
- Approx. 751ft²
- Within close proximity to Junction 13 M5
- Communal parking spaces available
- Secure rural business park
- Semi-rural location

Unit 1

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

£12,000 per annum plus VAT

A ground floor office extending in all to 751ft² available to rent, benefitting a large open plan flexible space suitable for a variety of users. Set within an established rural business park in Whitminster offering convenient access to the A38 and Junction 13 of the M5.

DESCRIPTION

A ground floor commercial premises currently utilised as office/storage. The unit benefits exposed timber beams throughout as well as ample natural lighting. Formatted in an open plan layout, which allows it to be suitable for multiple uses.

The properties accommodation is broken down as below:

- Open plan office – 60.57m² / 652.03ft²
- Kitchen – 9.25m² / 99.56ft²
- 2x WC

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, LPG heating 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 - £TBC pending split estimated at £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.