



**Units 3 – 5 Abbey Mills Industrial Estate**  
Kingswood, Wotton-under-Edge, GL12 8RL

# Units 3 – 5 Abbey Mills Industrial Estate

Kingswood, Wotton-under-Edge,  
GL12 8RL

A unique opportunity to purchase or let a substantial commercial property within the popular Abbey Mills Industrial Estate. Providing a range of warehouse, production and office space, the units extend in total to approximately 1440m<sup>2</sup> / 15,500ft<sup>2</sup> and benefit from multiple access points. The site as shown outlined in red provides extensive parking and access for HGV's being just 4 miles from junction 14 of the M5.

- For Sale / To Let
- Accommodation of approximately 15,500 ft<sup>2</sup>
- HGV access
- Extensive parking
- Excellent transport links
- Designated key employment site
- Adjacent unit available by negotiation
- Potential for further subdivision

**FOR SALE BY PRIVATE TREATY**  
Guide Price: £425,000 plus VAT

**TO LET**  
£42,500 per annum plus VAT

Well House, The Chipping  
Wotton-under-Edge, Gloucestershire, GL12 7AD  
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Tel 01453 843720  
www.david-james.co.uk

## DESCRIPTION

Units 3-5 Abbey Mills provides an excellent opportunity to buy or let an extensive range of commercial units well positioned for regional and national access having been in the same ownership for over 30 years. Benefitting from excellent access and parking provisions within a site of 1.15 acres, the units provide a range of warehouse and ancillary space including offices and production/packing space.

Accessed via two roller shutter doors and separate pedestrian access to the offices, combined net internal area of the units extends to approximately 1440m<sup>2</sup> / 15,500ft<sup>2</sup> with the ability to subdivide.

The current layout of the units provides open plan warehouse space across units 3, 4 & 5 with ancillary office and production space to the front along with kitchen and toilet facilities.

A sale or letting of unit 6 would be considered separate from units 3, 4 & 5.

## SITUATION

The unit is located on Abbey Mills Industrial Estate within the village of Kingswood. The village is just 1 mile from the popular market town of Wotton-under-Edge and benefits from excellent transport links to the B4058 Wotton Road providing access to Junction 14 of the M5 and A38 just 4 miles away.

## OUTSIDE

The site provides extensive parking and access provisions for cars and HGVs.

## RIGHTS OF WAY & EASEMENTS

The property is sold with any rights, easements or incidents of tenure which affect it.

## PLANNING

The site is designated as a key employment site while trade counter use is established on the neighbouring site. Interested parties are advised to make their own investigations with the local authority.

## TENURE

Freehold with vacant possession on completion.

## LOCAL AUTHORITY

Stroud District Council

## SERVICES

The units benefit from mains water, drainage and 3 phase electric while we understand mains gas is connected to units 3,4 & 5.

## BUSINESS RATES & COUNCIL TAX

Units 3,4 & 5 - £69,000 Present / £85,500 as of 1<sup>st</sup> April 26

## VIEWING

Strictly by appointment with the Agents: David James –  
Tel 01453 843720

## AGENTS NOTE

We understand there are rights of way reserved for neighbouring commercial units. Interested parties are advised to make their own investigations in this regard.

## TERMS OF TENANCY (LETTING ONLY)

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 5-year term, the Tenant will take on the lease under full repairing and insuring terms. A deposit of 3 calendar months will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

## SERVICE CHARGE

A service charge is payable by the Tenants. Further information available from the agents.

## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

## 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.

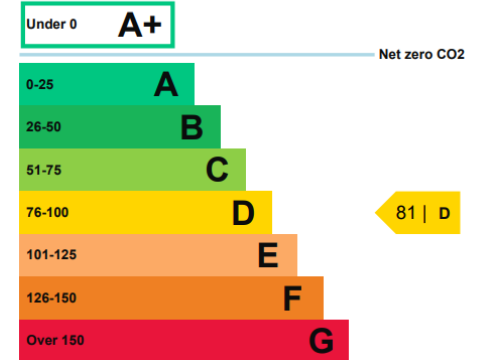




ENERGY PERFORMANCE CERTIFICATE

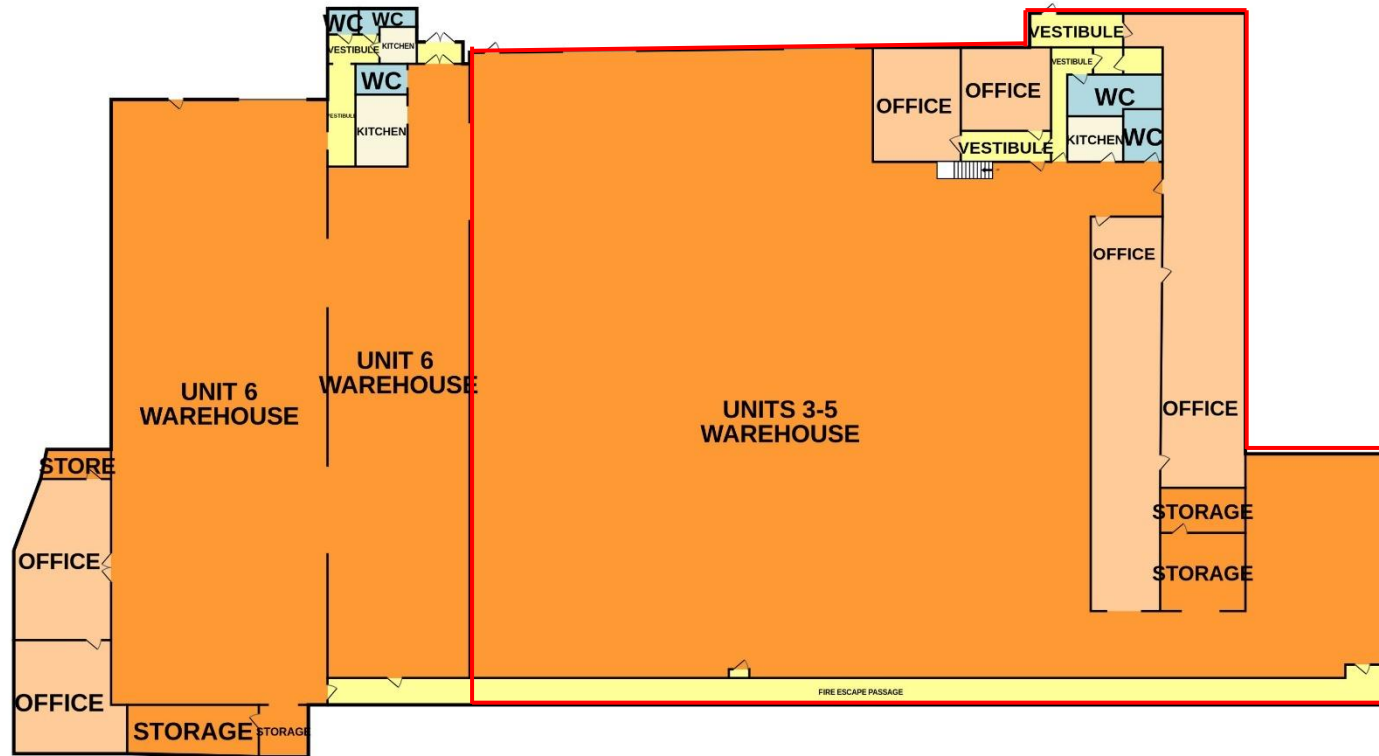
Units 3, 4 & 5

This property's current energy rating is D.





GROUND FLOOR  
15500 sq.ft. (1440.0 sq.m.) approx.



TOTAL FLOOR AREA : 15500sq.ft. (1440.0 sq.m.) approx.

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 and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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