

# OFFICES TO LET

The Mill, Brimscombe Port Business Park, Brimscombe, Stroud, GL5 2QQ

**BK** Bruton Knowles

est.1862



[www.brutonknowles.co.uk](http://www.brutonknowles.co.uk)

01452 880000

CODE 2508



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## LOCATION

Brimscombe Mill lies some 2.5 miles to the south east of Stroud and 12 miles to the west of Cirencester. Junction 13 of M5 Motorway is 7.5 miles to the west and the M4 Motorway is accessed south of Swindon some 38 miles distant.

There are mainline railway stations at both Stroud and Kemble linking to the national rail network.

## THE MILL

A Grade II listed former stone-built mill situated just off the busy A419 Stroud to Nailsworth Road and forming part of the historic Brimscombe Port. It was an inland port and the principal focus of activity on the Thames and Severn Canal in the late 18<sup>th</sup> & late 19<sup>th</sup> century.

The Mill is undergoing a refurbishment to provide modern open plan offices combining character and practicality in a picturesque setting. This will include the installation of a water source heating system with the intention of it being operational by the summer of 2021. This new system will replace the existing natural gas radiator heating system throughout the building and will displace fossil fuels.

The Mill building accommodation is arranged over 3 floors, which are divided into different wings. The Mill enjoys a manned reception area, stairs and passenger lift to all floors. The whole building is heated via a gas fired boiler providing radiator heating throughout and outside

is a landscaped grassed area with seating and tables for tenants' use. There is parking adjacent to the building.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## VAT

VAT is applicable on all costs.

## RENT

Please see the schedule below.

## SERVICE CHARGE

Service charge is applicable on all the units. Please see the schedule below.

The costs for heating will be apportioned or separately metered where appropriate to the tenants of the building.

## BUSINESS RATES

Interested parties should contact the Local Authority for rates payable. Please see the schedule below for the office rateable value.

## VIEWING

Strictly by appointment.

## TERMS

The suites are available on an Internal Repairing and Insuring lease with a service charge, for a term of years to be agreed.

## FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

## CUSTOMER DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



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## SCHEDULE OF ACCOMODATION

(Net Internal Area)

Suite	M2	Sq ft	Parking Spaces	Rent Per annum	Service Charge per annum (Capped)	Rateable Value per annum
<b>Ground Floor</b>						
West Wing	162.59*	1,750*	8	£12,300	£7,500	£18,000
<b>First Floor</b>						
West Wing	173.06	1,863	8	£13,000	£7,360	£18,600
East Wing	106.65	1,148	LET	LET	LET	LET
South Wing	183.80	1,978	8	£13,850	£7,800	£18,400
<b>Second Floor</b>						
West Wing	166.38	1,791	LET	LET	LET	LET
East Wing	125.77	1,354	LET	LET	LET	LET
South Wing	183.80	1,978	UNDER OFFER	UNDER OFFER	UNDER OFFER	UNDER OFFER

\*This suite may be subject to a reduction in size following internal re-configuration works.



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**Bruton Knowles**, Olympus House, Olympus  
Park, Quedgeley, Gloucester GL2 4NF  
01452 880000

**Edward Jenkinson**  
07825 426 799  
[edward.jenkinson@brutonknowles.co.uk](mailto:edward.jenkinson@brutonknowles.co.uk)



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