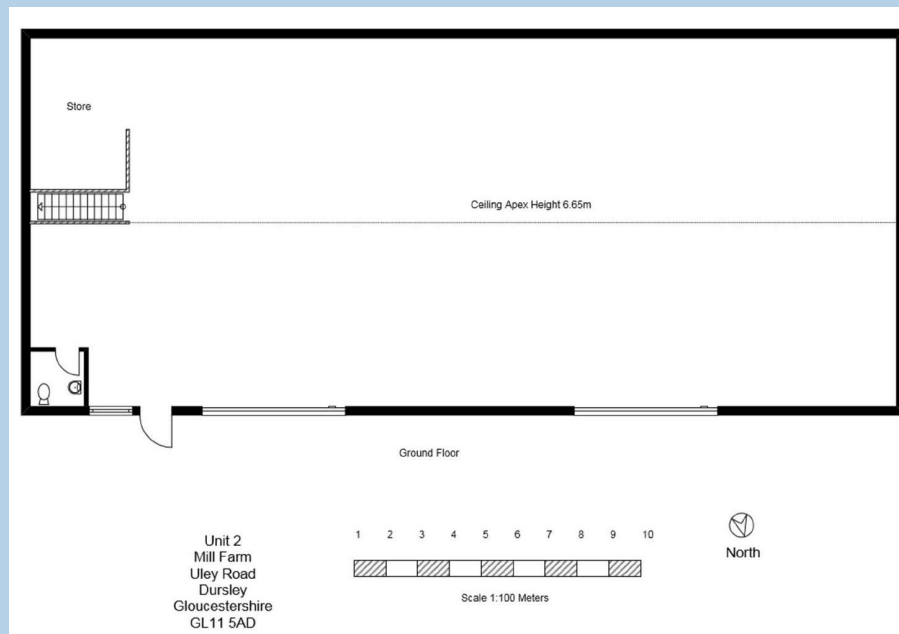


Unit 2 Mill Farm Dursley GL11 5AD

Per Annum
£18,500 + VAT



SPACIOUS VERSATILE COMMERCIAL PREMISES IN DESIRABLE AREA, APPROXIMATELY 3,300 SQ FT PLUS TWO ADDITIONAL SMALL MEZZANINE LEVELS, NEW LEASE AVAILABLE ON FLEXIBLE TERMS, FULL REPAIRING AND INSURING LEASE, ENERGY RATING D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(93-100) A</p> <p>(81-92) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-58) F</p> <p>(1-58) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

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01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



Unit 2 Mill Farm, Dursley, GL11 5AD

SITUATION

The property occupies a delightful position on the outskirts of Dursley with access from Uley Road. The spacious unit has extensive views over undulating farm land. The premises are some three quarters of a mile from the centre of Dursley which offers a range of facilities including supermarket, independent retailers, swimming pool, library, fitness club. Located mid way between Gloucester and Bristol. Dursley is well placed for access to the A38 and adjoining M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed out of town in a south westerly direction on the A4135 through Silver Street and Bull Pitch. At the mini roundabout take the first exit and then bear round to the right, sign posted Uley, continue to the next mini roundabout proceeding straight across and the unit will be found after approximately 150 metres on the left hand side.

DESCRIPTION 27 x 11.5 approx (88'7" x 37'9" approx)

The unit comprises large substantial purpose built industrial unit approximately 3,300 sq ft constructed with steel framework with block and profiled steel panel walls with two large roller doors and personal door. There is a wc and wash hand basin and two small mezzanine floors with space for larger mezzanine floor if required. The unit is in a desirable area prominently situated having good access from the Uley Road and the size and location must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

AGENTS NOTE

Planning uses : we understand that the unit has B1 and B8 uses.

Lease Term: the premises are available on a flexible lease term for a minimum period of 5 years on a full repairing and insuring lease. The tenant will also be responsible for business rates, VAT and service charge of 35p per sq ft per annum, which includes water rates. The tenant will also reimburse the landlord for the Buildings

Insurance, which we understand varies but is approximately £300-£400 pa..
Services include three phase electricity
Rateable Value: £17,250

VIEWING

By appointment with the owner's lettings agents as over.

