





# Spillmans Court

**Range of self-contained, high specification office suites refurbished and new near Stroud.**

## Location

Spillmans Court is situated on Middle Spillman, just off Rodborough Hill approximately 3/4 mile from Stroud Town Centre. Stroud is located in the heart of the picturesque Stroud Valleys and combines an excellent location with a pleasant working environment. It is well positioned with access available to the Motorway at Junction 13 of the M5 (5 miles) and to the South, the A46 links to Junction 13 of the M4 (18 miles).

## Description

Spillmans Court comprises a range of office suites, being a combination of refurbished buildings and new build. Each office is self-contained and there is the ability to combine some of the suites through interlinking doors. The offices are finished to a high specification to include painted plastered ceilings and walls, carpeting throughout.

Unit	Area (sq m)	Area (sq ft)	Rateable Value (*)	Availability
1D	18	194	TBC	LET
1G	18	194	TBC	£380 per month
6C	14	151	TBC	£320 per month
7	22	237	TBC	LET

LED lighting and underfloor heating in part, kitchenette and WC facilities and there are generous car parking allocations.

The Estate has a dedicated superfast broadband connection.

## Accommodation

Approximate net internal area

(\*) The rate in the £ 2023/2024 is 0.4.

## Rates

Please see Accommodation Schedule above.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Planning

Office use only.

## Terms

The suites are available by way of new leases for terms to be agreed. The first 3 months are rent free.

## VAT

The property is elected for VAT and it will be charged on the rent and other landlord's supplies.

## Service Charges

A charge will be levied by the landlord to cover the costs associated with the upkeep and maintenance of the common areas.

## Legal Costs

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





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# Request a viewing

For further information or to request a viewing, please get in touch

## Key contacts



**Simon McKeag BSc (Hons) MRICS**

 [simon@ashproperty.co.uk](mailto:simon@ashproperty.co.uk)

 07737 691453



**Harry Pontifex BSc (Hons) MRICS**

 [harry@ashproperty.co.uk](mailto:harry@ashproperty.co.uk)

 07917 886176

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

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