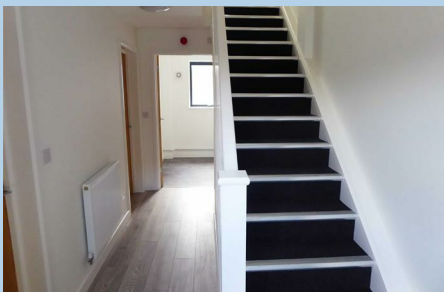


Unit 6, Cambridge Mill Dursley Road,  
Cambridge,

Per Annum  
**£16,800 Per**



Modern industrial unit and offices,  
ground floor office, kitchen, cloakroom, two further first floor offices and cloakroom,  
offices finished to a good specification including: LED lighting, double glazing,  
gas central heating and floor coverings.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



propertymark

# Unit 6, Cambridge Mill Dursley Road, Cambridge, GL2 7AB

## SITUATION

The property occupies a convenient location just off the A38 in the village of Cambridge, providing excellent access to the A38 and Junctions 13 and 14 of the M5 motorway, also close at hand is Cam and Dursley railway station with onward connections to the National Rail network.

## DIRECTIONS

From Cam, proceed out of the village on the A4135 to the A38, at the Slimbridge roundabout take the third exit and continue for approximately quarter of a mile, passing the speed camera on the left hand side and taking the next turning on the right into Dursley Road and turn immediately left into Cambridge Mill and Unit 6 will be found immediately in front of you.

## DESCRIPTION

This four year old industrial unit and offices are situated in this prime location with car park for four plus vehicles. Comprising: ground floor office, kitchen/staff room, accessible cloakroom. On the first floor, there are two further good size offices and store room along with further cloakroom. A rare opportunity to let this newly constructed unit.

## INDUSTRIAL UNIT/WORKSHOP 8.0m x 7.21m (26'2" x 23'7")

Having two full height aluminium roller doors, main hallway, double glazed pedestrian door, fire alarm, CCTV system.

## OFFICE 4.13m x 3.57m (13'6" x 11'8")

Having two double glazed windows, laminate flooring, wired for server network.

## KITCHEN/STAFF ROOM 4.12m x 3.46m (13'6" x 11'4")

Having base unit, sink unit and plumbing for automatic dishwasher, double glazed window.

## ACCESSIBLE CLOAKROOM

Having WC, wash hand basin, double glazed window.

## ON THE FIRST FLOOR

### STORE ROOM

Wired for server/network.

## OFFICE ONE 4.11m x 3.52m (13'5" x 11'6")

Having two roof lights.

## OFFICE TWO 4.11m x 3.5m (13'5" x 11'5")

Having two roof lights.

## CLOAKROOM

Having WC, wash hand basin, roof light.

## EXTERNALLY

There is car park space for four plus cars.

## AGENT'S NOTE

Rates: Current rateable value (1 April 2023 to present) £13,250.

Planning: Classes B1.

Terms: The property will be let on a new lease, on terms to be agreed.

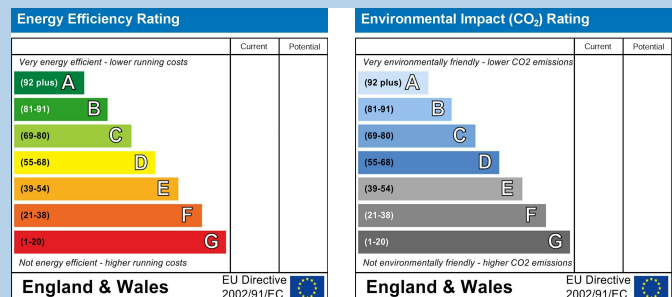
VAT: The property is subject to VAT.

Service Charge: There will be a service charge equal to the cost of the up-keep and maintenance of the communal areas.

Legal costs: Each party will cover their own legal costs involved in the transaction.

## VIEWING

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



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. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.