



commercial property consultants

**TO LET**

**BUILDING 104 EAST, ASTON DOWN BUSINESS PARK,  
NR STROUD GL6 8HR**



565 m<sup>2</sup> (6,087 ft<sup>2</sup>)

INDUSTRIAL WAREHOUSE/STORAGE FACILITY  
ON SITE SECURITY  
FLEXIBLE LEASE TERMS

**CONTACT RALPH WELLS 07957 739 858**

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

**SWINDON 01793 232658    GLOUCESTER 01452 348915**



## LOCATION

Aston Down is situated off the A419 equidistant from Cirencester (7 miles) and Stroud (6 miles), with Swindon approximately 25 miles to the east, the A419 connects the site to Junction 13 of the M5 motorway which is 10 miles to the west.

Aston Down Business Park offers occupiers 24 hour onsite security in addition to an onsite café.

## DESCRIPTION

Building 104 East comprises a semi detached facility of steel portal frame construction, with steel profile clad elevations.

Vehicle access to the warehouse is gained via an electric roller shutter door in the front elevation. Internally, the facility has a minimum clear eaves height of 7.5m.

There is a portacabin office with WC and kitchenette facilities. The warehouse has a 3 phase power supply and warehouse lighting.

Externally there is a generous forecourt area for parking and loading.

## ACCOMODATION

### Warehouse inc Portacabin

565 m<sup>2</sup> (6,087 ft<sup>2</sup>)

## QUOTING TERMS

£25,000 per annum exclusive

Please note that all quoted rents are exclusive of business rates, service charge, buildings insurance and VAT (if applicable), payable quarterly in advance.

## BUSINESS RATES

The current Rating List (2017) shows the premises as having a rateable value of £12,000 and they are currently assessed as "Factory and Premises".

Please note the rateable value is not the same as the rates payable.

The tenant will be responsible for the business rates. Further information is available from the agents.

## LEGAL COSTS

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

## FOR FURTHER INFORMATION

Please contact:

Ralph Wells 07957 739 858

Email: [ralph@wbmproperty.co.uk](mailto:ralph@wbmproperty.co.uk)

Or

[Chris@whitmarshlockhart.com](mailto:Chris@whitmarshlockhart.com)

01793 541 000

11 Dorcan Business Village, Murdock Road, Swindon, SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

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