

**fisher
german**

Unit 14

Stroud Enterprise Centre
Lightpill, Stroud, GL5 3NL

Leasehold |
Industrial/Warehouse

2,141 Sq Ft (198.90 Sq M)



To Let | £23,550 pa



Amenities



24/7 access



Roller shutter door



Parking

Unit 14

2,141 Sq Ft (198.90 Sq M)

The property is a mid-terrace industrial unit of steel portal frame construction with part steel profile/brick elevations under a mono pitched roof with min eaves height of 3m to the front of the unit rising to 4.3 m at the rear.

Internally the property comprises an open plan warehouse with concrete floor, tea point, manual roller shutter door 3.6m (w) x 3m (h) and WC facilities. Externally the property benefits from four car parking spaces.

Neighbouring occupiers include Rexel, Wolseley, Cotswold Heating Solutions, PCD Ltd, Screwfix and Spartan Motor Factors.

Location

Address: Unit 14 Stroud Enterprise Centre, Lightpill, Stroud, GL5 3NL

What3words [///trailing.submerged.delighted](https://www.what3words.com/#!/trailing.submerged.delighted):

The Unit is located on Stroud Enterprise Centre, situated just off the A46 Bath Road being one of the main roads into Stroud Town Centre, approximately 1.4 miles to the North. Junction 13 of the M5 is located 3.3 miles to the West with transport links to Bristol in the South and Birmingham in the North.

Accommodation

2,141 sq ft (198.90 sq m)

Locations

Stroud Town Centre: 1.4 miles

J13 of M5: 3.3 miles

Gloucester: 12.3 miles

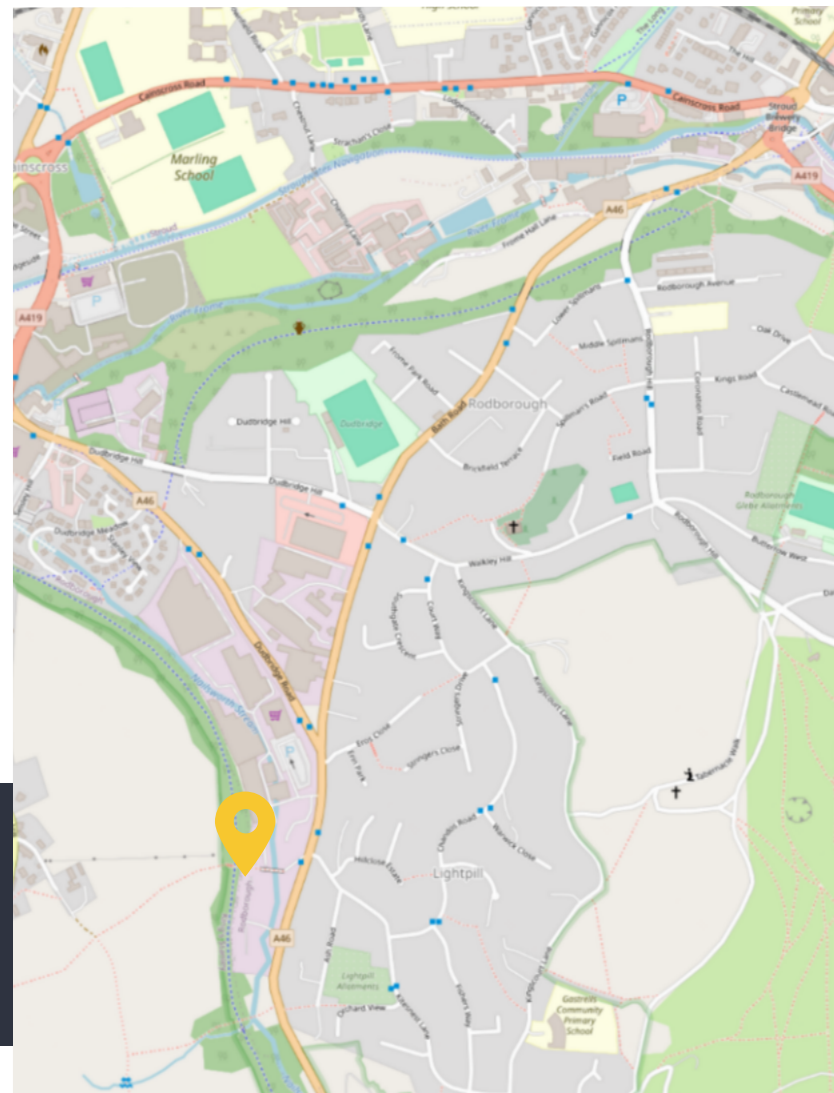
Cheltenham: 14.9 miles

Nearest station

Stroud: 1.3 miles

Nearest airport

Birmingham: 63.5 miles



Further information

Rent

Rent £23,550 per annum.

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated.

Business Rates

Rateable Value £16,000

2025/2026 rates payable 49.9p in the £.

*The ingoing tenant may benefit from small business rates relief. All enquires to be made with the Local Authority.

Service Charge

The tenant will pay an estate service charge relating to the maintenance and upkeep of the common areas.

Legal Costs

A contribution of £500 plus VAT will be payable towards the landlord's legal costs.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We understand that mains' services are connected to the building, namely mains water, gas, electricity and mains drainage.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is B.

Anti Money Laundering

The Successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

References/Deposit

The successful tenant will need to provide satisfactory references for approval.

The landlord may also request a 3 or 6 month deposit.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Unit 14 Stroud Enterprise Centre

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated May 2025. Photographs dated XXX.



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