

# Unit 1 Stroudwater Business Park

STONEHOUSE, GL10 3SX

Light Industrial Unit For Sale / To Let



savills



## KEY HIGHLIGHTS

- 8,281 sq. ft (769.34 sq. m)
- Light industrial unit
- Steel portal frame construction
- 2 storey office accommodation
- Single level access loading doors (4.50m x 4.45m)
- Yard area to the front of the unit with designated parking
- 5.9m eaves height

## LOCATION

The property is located in Stroudwater Business Park, situated approximately 1.5 miles southwest of Stonehouse, with easy access to the M5 at Junction 13. The estate comprises an 150 acre commercial area forming the largest business park in the Stroud District. The A419 road provides direct access to the M5 motorway, which connects to Bristol, the Midlands, and other major routes. Stonehouse also has a mainline railway station with direct services to London Paddington.

Stroudwater includes large national and international companies such as BorgWarner, ABB, Schlumberger, Renishaw, Muller, and Dairy Partners.

## ACCOMMODATION

Area	SQ.FT	SQ.M
Warehouse	3,636	337.8
Ground Floor Offices / Amenities	2,347	218.1
1 <sup>st</sup> Floor Offices	2,298	213.5
<b>Total</b>	<b>8,281</b>	<b>769.4</b>



## TENURE

The property is available to purchase freehold. Alternatively a lease may be considered for a term to be agreed.

## PLANNING

The previous use is understood to have been light industrial/general industrial, or a B1 / B2 classification. Other uses will be considered subject to planning consent and interested parties are advised to make their own enquiries with the local planning authority.

## EPC

The current Energy Performance Certificate displays a B (47) rating, this is valid until 12<sup>th</sup> December 2032.

## BUSINESS RATES

Rateable Value: £62,000

Rates Payable: £33,852

Interested parties are advised to verify the rates payable with the local authority.

## PRICING

Price/Rent on Application.

For further information please contact Savills.

## VIEWINGS

By way of appointment - please contact Savills to arrange.



## DESCRIPTION

The property comprises a industrial unit constructed in the 1990s which occupies of site of approximately 0.6 acres site area. Internally, the unit provides a customer reception leading to two-storey office accommodation. The warehouse provides minimum internal height of approximately 5.9m and benefits from roller shutter loading door with 4.5m x 4.5m approximate dimensions. Externally, there is an open yard and parking area and approximately 25 designated parking spaces.

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