



## FOR SALE

STONEHOUSE - UNIT 14 SPRINGFIELD BUSINESS CENTRE, GL10 3SX.



- Office building on a popular business centre within 2 miles of Junction 13 of the M5.
- Available to purchase by way of a 999-year lease.
- Potential for a variety of uses.
- Total Gross Internal area 364.10 sq m (3,919 sq ft).

**COMMERCIAL AGENCY | LEASE CONSULTANCY | PROPERTY MANAGEMENT**

## LOCATION

Unit 14 is situated on the northern side of Brunel Way on a development of light industrial/office units known as Springfield Business Park on Stonehouse Business Park, approximately ¼ mile north from the A419 Bristol Road and 1 mile west of Stonehouse town centre. The location of the Business Centre is close to the M5 Motorway (Junction 13), providing access to the M4/M5 corridor including Bristol, Birmingham and South Wales.

## DESCRIPTION

The property comprises a mid-terraced unit of steel portal frame construction with part brick, part clad elevations under a metal clad roof incorporating translucent panels. There are block party walls.

The accommodation provides a range of cellular offices at both ground and first floor and kitchen and WC facilities are also provided. There are 2 sections of floor to eaves height double glazed framework on the front elevation.

All mains services are provided including a gas fired central heating system.

There are 8 car parking spaces at the front of the property with communal parking at the north end of the estate.

The property has an EPC rating of C-70. Certificate Ref. No. 9264-3065-0172-0000-3021.

## ACCOMMODATION

(Approximate gross internal area)

Ground floor	187.96 sq m	2,023 sq ft
First floor	176.14 sq m	1,896 sq ft
Total	364.10 sq m	3,919 sq ft

## PRICE

£360,000.

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084. Registered office: 10 Pullman Court, Great Western Road, Gloucester GL1 3ND.

## TERMS

The property is offered for sale by way of a 999-year lease. A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

## RATES

The Rateable Values listed on the Valuation Office Agency website are:

Unit 14:	£13,500
Unit 14b:	£4,800
Rate in £ 2021/2022:	0.491

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

## PLANNING

Within Class E of the Use Classes Order 1987.

## VAT

The property is elected for VAT.

## LEGAL COSTS

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

## VIEWING

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