

To Let or For Sale

**Flexible, high quality industrial
and warehouse units**

**OLDENDS LANE, STONEHOUSE, GL10 3RH
TO BE CONSTRUCTED**

UNITS A-D: 32,800 sq ft – 77,550 sq ft

UNITS Z1, Z2 & Z3: 1,050 sq ft each

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MERLIN
BUSINESS PARK



A development by:

**WESTBROOK
PARTNERS** &



**SALMON
DEVELOPMENTS**

MERLIN

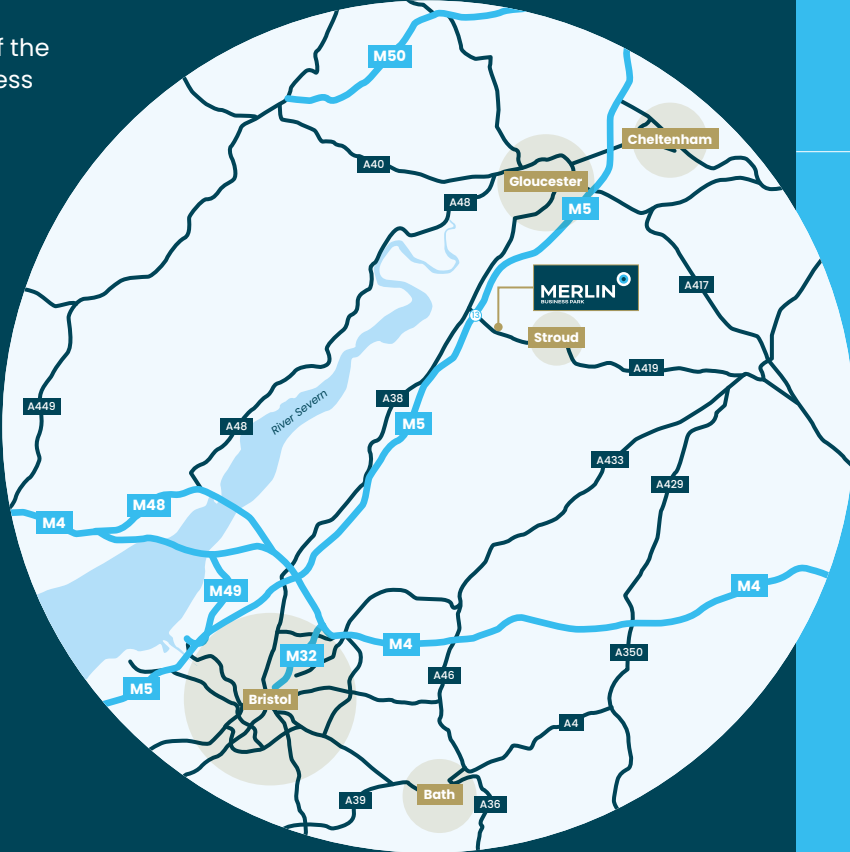
BUSINESS PARK

Merlin Business Park is a brand new industrial and warehouse development offering 7 high quality flexible units ranging from 1,050 sq ft to 77,550 sq ft, in the heart of Stonehouse, Gloucestershire.

Located just off the A419, the site is 1 mile from Junction 13 of the M5 and 2 miles from Stroud, providing fast, convenient access to the wider Gloucestershire area and beyond. Businesses here will benefit from excellent road links to Gloucester, Cheltenham, Bristol, and Birmingham.

Located on Oldends Lane, a well-established industrial and commercial area adjacent to Stroudwater Business Park, Merlin Business Park is designed to meet the needs of modern logistics, warehousing, and manufacturing operations. The development will be built to a high-quality specification, with flexible unit sizes suitable for a wide range of occupiers.

Merlin Business Park represents a rare opportunity to secure high quality industrial space in one of Gloucestershire's most accessible and proven business locations.



TRAVEL DISTANCES

By Road



M5 J13	2 miles
Gloucester	14 miles
Bristol	28 miles
Swindon	43 miles
Oxford	56 miles
M25	102 miles
Severn Crossing	25 miles
Birmingham	72 miles

By Air



Bristol Airport	40 miles
Heathrow Airport	108 miles
Gatwick Airport	144 miles

By Rail



Stonehouse Station	2 miles
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Fuel



Texaco	1 mile
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Food & Drink



Costa Coffee	0.3 miles
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LOCATION

Merlin Business Park benefits from excellent transport links. The property is located just off the A419, which connects Junction 13 of the M5 motorway to the nearby market town of Stroud. The site is approximately 1 mile from Junction 13 and around 2 miles from Stroud. The M5 provides direct access south to Bristol and north to Gloucester, Cheltenham and Birmingham.



ACCOMMODATION



USE: FLEXIBLE CLASS E(G), B2 AND B8

UNIT SIZES

UNIT A	SQ M	SQ FT
Warehouse including office undercroft	6,370	68,550
Offices on 1st floor	419	4,500
Offices on 2nd floor	419	4,500
Total	7,208	77,550
Parking: Including disabled 144 spaces		
Cycle spaces: 24 spaces		

UNIT B	SQ M	SQ FT
Warehouse including office undercroft	2,922	31,450
Offices on 1st floor	142	1,525
Offices on 2nd floor	142	1,525
Total	3,206	34,500
Parking: Including disabled 64 spaces		
Cycle spaces: 12 spaces		

UNIT C	SQ M	SQ FT
Warehouse including office undercroft	2,774	29,850
Offices on 1st floor	137.5	1,475
Offices on 2nd floor	137.5	1,475
Total	3,049	32,800
Parking: Including disabled 61 spaces		
Cycle spaces: 10 spaces		

UNIT D	SQ M	SQ FT
Warehouse including office undercroft	5,499	58,650
Offices on 1st floor	344.5	3,675
Offices on 2nd floor	344.5	3,765
Total	6,138	66,000
Parking: Including disabled 123 spaces		
Cycle spaces: 22 spaces		

UNIT Z	SQ M	SQ FT
Z1 - Warehouse	99.6	1,050
Z2 - Warehouse	99.6	1,050
Z3 - Warehouse	99.6	1,050
Total	299	3,150
Parking: Including disabled 9 spaces		
Cycle spaces: 6 spaces		



SITE MAP



UNITS A-D SPECIFICATION



- 12m clear height
- Loading doors – A: 4, B: 3, C: 3, D: 2
- Dock leveller doors – A: 4, D: 3
- Generous car parking
- Covered cycle parking
- 50kN/m³ Floor loading
- 1 lift per unit
- 10% warehouse rooflights increasing natural daylight
- WCs and shower facilities
- Low air permeability
- Electric loading doors W5m x H5.4m
- Fitted first floor offices
- Reception area
- Kitchenette
- Comfort heating and cooling
- Generous EV charging points
- PV panels

UNITS Z1, Z2 & Z3 SPECIFICATION



- 7m clear height
- Loading doors – Z1: 1, Z2: 1, Z3: 1
- Car parking
- Covered cycle parking
- 30kN/m³ Floor loading
- 10% warehouse rooflights increasing natural daylight
- WCs and shower facilities
- Low air permeability
- Electric loading doors W3.5m x H4.5m
- Fitted first floor offices
- Reception area
- Kitchenette
- Comfort heating and cooling
- EV charging points
- PV panels

SUSTAINABILITY



TARGETING A BREEAM RATING
OF 'EXCELLENT'



AIR SOURCE
HEAT PUMPS



SOLAR PV
PANELS



EXCEPTIONAL THERMAL
PERFORMANCE & AIRTIGHTNESS
WITH MECHANICAL VENTILATION
TO MINIMISE HEATING/ENERGY



SECURE CYCLE PARKING
WITH SHELTERS



EV CHARGING
POINTS



10% WAREHOUSE
ROOFLIGHTS



LANDSCAPED
ENVIRONMENT INCLUDING
WILDLIFE-FRIENDLY TREES &
NATIVE HEDGEROWS



MERLIN

BUSINESS PARK

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.



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