



**RENT**  
**£11,033**  
(per annum)



**RATABLE VALUE**  
**£7,700**



**EPC RATING**  
**C**



**Unit 10, Stroud Enterprise Centre**  
**Lightpill, Stroud, GL5 3NL**

Leasehold | Industrial/Warehouse Unit | 1,003 Sq Ft (93.18 Sq M)



**TO LET**





## Location

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.



## Description

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 minimum eaves height of 3m to the front of the unit rising to 3.8m 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 two car parking spaces.

Neighbouring occupiers include Rexel, Wolseley, Cotswold Heating Solutions, PCD Ltd, Screwfix and DW Precision.



## Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Unit	Sq Ft	Sq M
10	1,003	93.18



## Amenities



24/7 Access



Parking



Roller Shutter Door



## Further information

### Guide Rent

£11,033 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: £7,700\*

2023/2024 Rates Payable 49.9p in the £.

\* The incoming tenant may benefit from small business rates relief. All enquiries to be made with the local authority.

### Services

We understand that mains services are connected to the building, namely mains water, 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

Energy Performance Rating of C.

### Legal Costs

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

### Service Charge

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

### Fixtures & Fittings

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

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

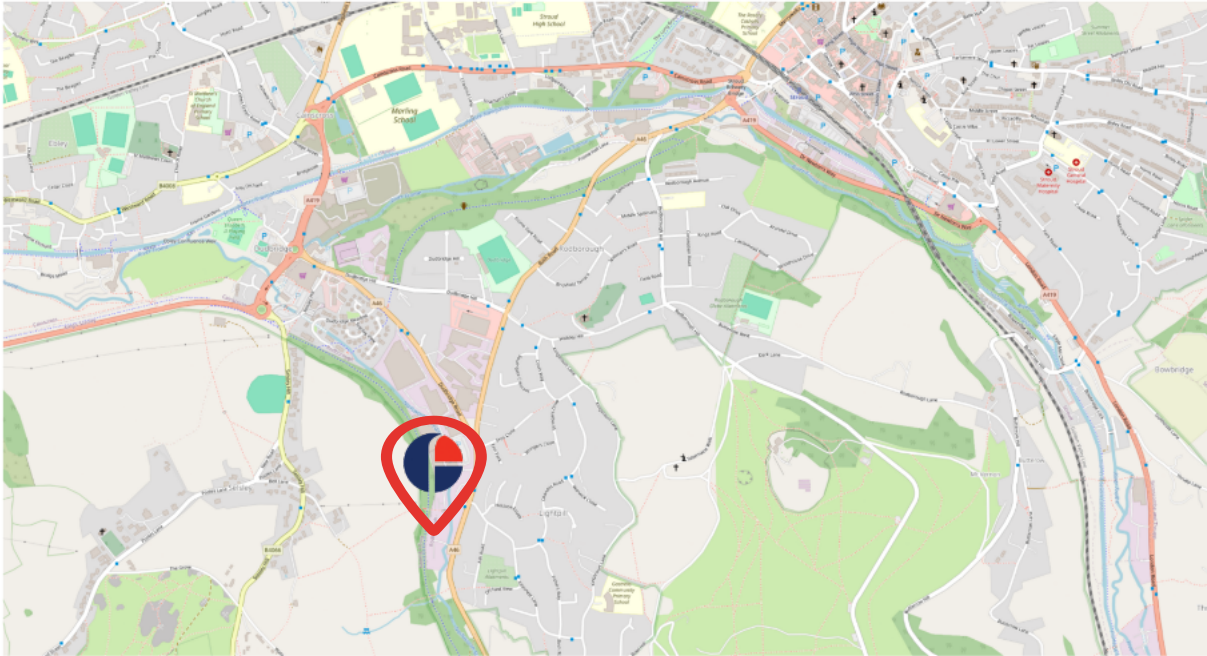
### References/Deposit

The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

### VAT

VAT is chargeable in respect of this transaction.

# Unit 10, Stroud Enterprise Centre, Stroud



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## Approximate Travel Distances



### Locations

- Stroud Town Centre - 1.4 miles
- M5 Junction 13 - 3.3 miles
- Gloucester - 12.3 miles
- Cheltenham - 14.9 miles



### Nearest Station

- Stroud - 1.3 miles



### Nearest Airport

- Birmingham International - 63.5 miles



## Viewings



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Particulars dated March 2024. Photographs dated February 2023.

