

Unit 1

Kingfisher Business Park, London Road, Stroud, GL5 2BY

HW Hawkins
Watton



TO LET / FOR SALE

23,000 SQ FT
(2,136.77 SQ M)

£145,000 PER ANNUM

High quality industrial unit
of approx. 23,000 sq ft

- Warehouse with ancillary offices and packing area
- Dock level loading doors
- Large car park and loading bay
- High quality industrial unit of approx. 23,000 sq ft

Summary

Available Size	23,000 sq ft
Rent	£145,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Location

The property is located on the Kingfisher Business Park in Brimscombe, approximately 2 miles from Stroud town centre, accessed via the A419. Motorway access is available at Junction 13 of the M5, approximately 12 miles distance and J18 M4 approximately 16 miles away

Description

The property comprises of a well specified industrial unit, that provides relatively high eaves warehousing (eaves height ranging from 5.5m to max 9.3m), with additional ground floor packing area, reception, staff facilities and first floor open plan offices, which are air-conditioned.

There are 2 dock level loading bays, and an additional loading door (5m height) large car park, and separate entrances for visitors and loading, with full turning circle.

The warehousing currently contains full height racking and a cold store (19.7 m x 7.9 m) which are removable subject to tenants' requirements.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building - main warehouse	12,574	1,168.16
Ground - packing/offices	3,738	347.27
1st - office	3,738	347.27
Ancillary - ground stores	1,498	139.17
Ancillary - first office	1,164	108.14
Outdoor - Dock level loading	559	51.93
Total	23,271	2,161.94

Terms

The property is available by way of a new tenancy for a term of years to be agreed at a commencing rental of £145,000.

Freehold price available on application.

Services

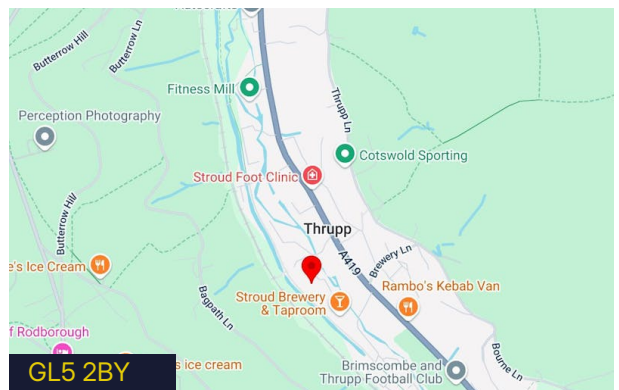
We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

Ratings

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

EPC

Awaiting an EPC.



Viewing & Further Information



John Hawkins

01453 753753 | 07596 764276

john@hawkinswatton.co.uk



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