

# Unit 402

Stonehouse Park, Stonehouse, GL10 3UT



## TO LET

1,828 SQ FT  
(169.83 SQ M)

**£35,000 PER ANNUM**

**TO LET – Modern Office  
Building**

- SELF-CONTAINED MODERN OFFICE BUILDING.
- EXCELLENT LOCATION CLOSE TO M5 JUNCTION 13.
- GOOD CAR PARKING.

## Summary

Available Size	1,828 sq ft
Rent	£35,000 per annum
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Location

Stonehouse Park is an established and popular business park situated in close proximity to Junction 13 of the M5 which provides easy access to the M4/M5 interchange at Almondsbury as well as Bristol, Birmingham and South Wales.

Stonehouse has attracted a large number of high quality companies including Renishaw, Siemens, Burse, Unite and Astra Zenica due to the area's well established infrastructure, excellent communications and skilled workforce.

## Description

The property comprises a modern two-storey self-contained office building. Internally the property provides attractive predominantly open plan office accommodation over two floors with a number of individual offices and meeting rooms having been created. Externally, the property benefits from a generous parking allocation of 8 spaces.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor area	867	80.55
First floor area	961	89.28
<b>Total</b>	<b>1,828</b>	<b>169.83</b>

## Services

All mains services are connected or available.

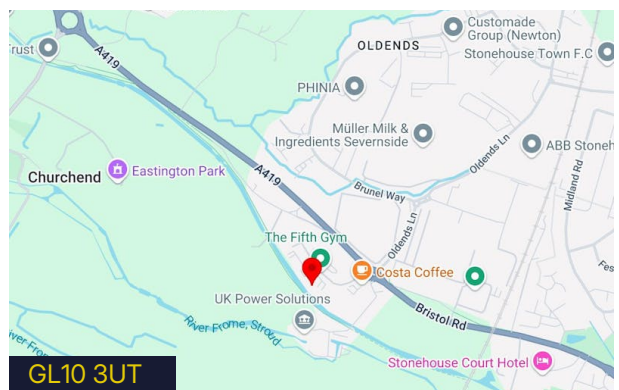
## Ratings

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

## Terms

The property is available by way of new full repairing and insuring lease at a commencing rental of £35,000 per annum exclusive.

The occupying tenant will be responsible for paying their fair proportion of the estate's service charge.



## Viewing & Further Information



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