

# Storage Facility

200 Westward Road, Ebley, Stroud, GL5 4SP

**HW** Hawkins  
Watton



## TO LET

1,233 TO 1,751 SQ FT  
(114.55 TO 162.67 SQ M)

**£15,000 PER ANNUM**

Self-contained 2-storey  
units plus additional  
separate storage unit

- Self-contained 2-storey units plus additional separate storage unit
- Ample parking and yard
- Convenient location between Stroud and Stonehouse
- New lease available on flexible terms

[hawkinswatton.co.uk](http://hawkinswatton.co.uk)  
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## Summary

Available Size	1,233 to 1,751 sq ft
Rent	£15,000 per annum
EPC Rating	Upon enquiry

## Location

The property is located on Westward Road, conveniently situated to provide easy access to both Stroud town centre or Stonehouse and Junction 13 of M5.

## Description

The available space comprises of a self-contained 2-storey commercial unit that provides ground floor storage and workshop with additional storage/offices on first floor. Currently there are no WC facilities, but these can be installed. There is also an additional separate storage unit situated adjacent to the main unit. There is a gated entrance and generous parking.

ACCOMMODATION (all areas, where quoted, are approximate).

GIA Sq ft M<sub>2</sub>

Ground floor 502 46.6

First floor 731 67.9

Total 1233 114.5

Storage 518 48.1

## 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.

## TERMS

The property is available by way of a new Lease at a commencing rental of £15,000 p.a. exclusive, for a term of years to be agreed.

## EPC

Awaiting an EPC.

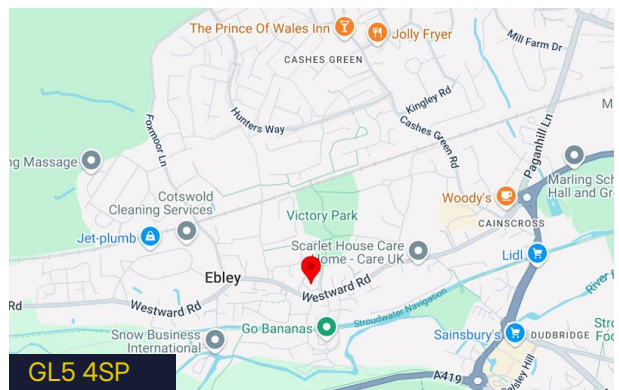
## COSTS

Each party will be liable for their own legal costs of the transaction.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Ground floor	502	46.64
1st	731	67.91
Ancillary - storage	518	48.12
<b>Total</b>	<b>1,751</b>	<b>162.67</b>



## Viewing & Further Information



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