





1 & 6 Upper Mills Trading Estate

Modern Office Investment opportunity let for a term to expire April 2028 at a rent of £60,000 per annum. The properties have been comprehensively refurbished throughout.

Location

Upper Mills Industrial Estate is located on the eastern side of Stonehouse just south of the A419 Bristol Road (via a bridge) positioned between the River Frome and Stroudwater Canal. The estate is also accessed from the west via Downton Road. The estate comprises a traditional former 19th Century Mill complex now divided into separate individual industrial and office units occupied by a mix of local and regional company occupiers.

It is located just off the A419 Stroud to M5 motorway link; Junction 13 is 3 miles to the west and Stroud is 3 miles to the east. The M5 offers excellent access to Bristol and Gloucester and further afield.

Description

The properties are two adjoining stone-built buildings beneath pitched tiled roofs, both of which have been comprehensively refurbished. Each building provides modern office accommodation arranged over three floors.

The specification includes:

- Heat source pump
- New uPVC double-glazed windows
- Painted plastered walls and ceilings
- Exposed beams on the top floor of Unit 6
- LED lighting
- Air conditioning in part
- Carpeted floor coverings
- Electric vehicle charging points

Kitchen and WC facilities are provided throughout, ensuring a high standard of amenity for occupiers.

Externally, the properties benefit from allocated parking directly in front of the buildings.

Energy Performance Certificates

Unit 1 has a rating of A-25 (Expires April 2033)

Unit 6 has a rating of B-29 (Expires April 2033)

Accommodation

Approximate gross internal areas

Unit 1		
Ground floor	81.23 m2	874 ft2
First floor	86.45 m2	931 ft2
Second floor	40.00 m2	431 ft2
Total	207.68 m2	2,236 ft2
Unit 6		
Ground floor	49.2 m2	530 ft2
First floor	55.59 m2	598 ft2
Second floor	60.67 m2	653 ft2
Total	165.46 m2	1,781 ft2
TOTAL	373.14 M2	4,017 FT2

Planning

Offices within Class E of the Use Classes Order 1987.

Rates

The Rateable Values listed on the Valuation Office Agency website from April 2026 are:

Unit 1:	£10,500
Ground Floor, Unit 6:	£3,450
First Floor, Unit 6:	£3,000
Second Floor, Unit 6:	£2,300





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Tenancy

The property is let to Cotswold Energy Group Ltd on a full repairing and insuring lease (subject to a Schedule of Condition) for a term expiring 10 May 2028, at a rent of £60,000 per annum. The lease is excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954. A copy of the lease agreement is available upon request.

Cotswold Energy Group Ltd. is a professional energy solutions provider specialising in sustainable technologies and efficiency improvements across residential and commercial sectors. The business has been trading since 2018 and has over 120 employees. Further details can be viewed at :

<https://cotswold.energy/>

The Key Financials listed on Creditsafe for the company (November 2025) are:

	1 January 2023 to 31 March 2024	31 December 2022
Turnover	£15,277,006	£5,282,967
Pre Tax Profits/Loss	£809,213	£118,046
Net Worth	£1,044,934	£756,840

Creditsafe lists the company as a 56 rating 'low risk'.

The Ultimate Holding Company is Mimi Marble Holdings Ltd.

Terms

We are instructed to seek offers at £500,000 (Five Hundred Thousand Pounds), which reflects a net initial yield of 11.49% after purchasers' costs at 4.4%, gross yield of 12% and capital value equating to approximately £125 per sq ft.

Money Laundering

The purchaser will be required to provide information to satisfy AML requirements.

VAT

The property is elected for VAT purposes; however, it is proposed the sale is treated as a Transfer of a Going Concern.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





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Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

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Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

Misrepresentation Act 1967

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Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly, we recommend you obtain advice from a specialist source.

