





**Unit D Brunel Court, Stroudwater Business
Park, Stonehouse GL10 3SW.**

-  Industrial
-  Stonehouse
-  For Sale
-  266.10 m2 (2,864 ft2)





Unit D Brunel Court, Stonehouse

Rare opportunity to buy a modern industrial unit on the Stroudwater Business Park.

Location

The property is situated Stroudwater Business Park is a well-established commercial location positioned approximately 1.5 miles from Junction 13 of the M5 motorway. It is conveniently located approximately 4 miles west of Stroud town centre, 11 miles south of Gloucester, 20 miles south of Cheltenham and 28 miles north of Bristol.

The Business Park is home to a number of major occupiers, including Renishaw, Müller and Schlumberger and lies around 1½ miles west of Stonehouse, a small Severn Vale town with a population of approximately 2,500. Stonehouse benefits from a mainline railway station, with direct services to London Paddington in approximately 1¾ hours.

Description

The property comprises a mid-terrace workshop /warehouse unit of steel portal frame construction with external elevations of brickwork and cladding.

Access into the property is from a fully glazed pedestrian door leading to a small office which also provides a kitchen and toilet. Above this area is mezzanine storage accessed from a metal staircase. Vehicular access is available from a manually operated up and over door.

There is ample turning and loading along with four allocated parking spaces.

Accommodation

(Approximate Gross Internal area)

Ground floor	232.5 m2	2,503 ft2
Mezzanine	33.6 m2	362 ft2
Total	266.1 m2	2,865 ft2

Rates

The assessment currently appearing in the Valuation List is £19,500.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

We understand that the unit has consent for Class E (previously Class B1) of the Town & County (Use Classes) Order 1987.

Terms

The property is available freehold with vacant possession.

Price

£325,000.

Service Charge

A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

VAT

The property is elected for VAT.

Energy Performance Certificates

The property has an EPC rating of D-91.

Legal Costs

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





Unit D Brunel Court, Stonehouse



The internal photographs were taken prior to the outgoing tenant taking occupation.





Request a viewing

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

Key contacts

Simon McKeag BSc (Hons) MRICS



simon@ashproperty.co.uk



07737 691453

Oliver Hambling



oliver@ashproperty.co.uk



01453 300433

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

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

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

