





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 m ²	2,503 ft ²
Mezzanine	33.6 m ²	362 ft ²
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.



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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

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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.

