

**Unit 800 Stonehouse Business Park, Sperry Way,
Stonehouse, GL10 3UT.**

-  Industrial
-  Gloucester
-  To Let
-  449.6 m2 (4,840 ft2)





Unit 800 Stonehouse Park

Brand New Industrial Warehouse unit on a popular Business Park with excellent access to the M5.

Location

The property is situated on the Stonehouse Park development, approximately 1½ miles southwest of Stonehouse, 2 miles to the east of Junction 13 of the M5 motorway and opposite the well-established Stroudwater Business Park where occupiers include Renishaw Plc, Schlumberger and Muller. Stonehouse has a mainline railway station with journeys to London Paddington taking approximately 1¾ hours. It is situated approximately 4 miles to the west of Stroud town centre, 11 miles from Gloucester, 20 miles from Cheltenham, 17 miles from Cirencester and 28 miles north of Bristol.

Description

Unit 800 is a new end-terrace industrial warehouse unit of steel frame construction with clad/brick elevations and pitched roof with profiled metal cladding incorporating translucent panels.

Specification

- Minimum eaves height of 6.75m.
- Power floated concrete floor.
- Powder coated double glazed aluminium windows and doors and a vehicular loading door.
- Landscaped environment.
- Allocated parking.
- High quality composite panels.
- All mains services including 3 phase electricity.

Accommodation

(Approximate gross internal areas)

449.6 m2 (4,840 ft2)

Planning

Within Classes E and B8 of the Use Classes Order. There are restricted operating hours, and further information is available from the agents upon request.

Rates

The property will be assessed for business rates at completion.

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

Terms

The property is offered by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£45,000 per annum excl.

Service Charge

A charge will be levied to cover the costs associated with the upkeep and maintenance of the communal areas.

VAT

The property is elected for VAT.

EPC

The property will be assessed at completion.

Legal Costs

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





Unit 800 Stonehouse Park





Request a viewing

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

Key Contacts



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