

302 and 303 Stonehouse Park, Sperry Way,
Stonehouse, GL10 3UT.

- Investment
- Stonehouse
- For Sale
- 471.12 m2 (5,069 ft2)



FULLY LET OFFICE INVESTMENT



302 and 303 Stonehouse Park

Fully let office investment opportunity situated on Stonehouse Park producing a rental income of £82,302 per annum from 1st May.

Location

The property is situated on the modern Stonehouse Park office development, a pleasant waterside location adjacent to the Stroudwater Canal. It lies approximately 1½ miles southwest of Stonehouse, 4 miles to the west of Stroud, 11 miles south of Gloucester, 20 miles south of Cheltenham, 17½ miles west of Cirencester and 28 miles north of central Bristol.

The property is situated approximately 2 miles east of Junction 13 of the M5 motorway and is located immediately off the A419, 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.



Description

The property comprises two adjoining, internally connected two-storey office buildings of brick construction with profile-clad detailing, set beneath a pitched tiled roof, and benefiting from double-glazed, powder-coated aluminium-framed windows and door entrances.

No.302 provides a ground floor entrance lobby, off which are located two WCs together with access to the reception area and main open-plan office. Stairs from the reception lobby lead to the first floor, which offers further open-plan office accommodation. The ground and first floor offices at No.302 are open to the adjoining No.303.

At ground floor level, No.303 provides an entrance lobby with a WC and shower room, together with access to the main open-plan office incorporating a kitchen and storeroom. Stairs from the lobby lead to the first floor, which similarly provides open-plan office accommodation with a side kitchenette.

In general, the office accommodation benefits from carpeted floor coverings, emulsion-painted walls and suspended acoustic-tiled ceilings with integral LED lighting, gas-fired central heating via radiators and air-conditioning units.

Three-compartment perimeter trunking provides routes for electrical, data and telephone cabling, and roller blinds are fitted to the windows.

Externally, the property benefits from a tarmac driveway and block-paved car parking area, providing approximately 22 allocated spaces.

Rates

The Rateable Values listed on the Valuation Office Agency website from 1st April are:

Ground Floor (302)	£22,750
First Floor (302)	£23,500
303	£42,750





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Accommodation

Approximate net internal areas

302 Stonehouse Park

Ground Floor	110.76 m2	(1,192 ft2)
First Floor	123.49 m2	(1,329 ft2)
Total	234.25 m2	(2,521 ft2)

303 Stonehouse Park

Ground Floor	111.98 m2	(1,205 ft2)
First Floor	124.89 m2	(1,344 ft2)
Total	236.87 m2	(2,548 ft2)

TOTAL	471.12 m2	(5,079 ft2)
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Planning

Offices within Class E.

Tenancy

The property is let to Tony Gee and Partners LLP on a 15-year full repairing and insuring lease from 5 May 2021 at a passing rent of £69,832 per annum. The lease incorporates tenant break options at every fifth anniversary, which coincide with upwards-only rent reviews. A rental increase to £82,302 per annum has been agreed with effect from 1 May 2026.

Covenant

Founded in 1974, Tony Gee and Partners LLP is a well-established, consulting engineering practice with a strong reputation for delivering complex civil, structural and infrastructure projects across the UK and internationally.

The company has a credit limit of £2,000,000 and a contract limit of £14,500,000, and a risk score of 93, indicating a very low risk (source Creditsafe).

From their latest published accounts, the key financial highlights are as follows:

	31/03/2025	31/03/2024
Turnover	£57,260,421	£61,463,477
Pre-tax Profit	£7,648,549	£10,286,592
Net Worth	£16,401,110	£15,869,384

Terms

We are instructed to seek offers in the region of **£1,000,000 (One Million Pounds)**, which reflects a net initial yield of 7.80% after purchasers' costs at 5.45% or gross yield of 8.23%.

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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.

EPC

The property has an EPC Rating of B-42.

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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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, Alder King LLP 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.

