

**Stroud – Units 1 and 2 Station Road, South
Woodchester, GL5 5EQ**

-  Industrial
-  Stroud
-  For Sale or To Let
-  351.45 m² (3,783 ft²)



FOR SALE /TO LET





Units 1 & 2 Station Road

Interlinked industrial units on an established Industrial Estate available to buy or let.

Location

The property is situated at the southern end of the South Woodchester Trading Estate, which is located on the western side of the A46 Stroud to Bath trunk road, approximately 2 miles south of Stroud and 2½ miles north of Nailsworth. The Estate is accessed off Station Road, approx. 100 m west of its junction with the A46. Stroud is in the heart of the picturesque Stroud Valleys and combines an excellent location with a pleasant working environment. It is well positioned with access available to the Motorway at Junction 13 of the M5 (5 miles) and to the South, the A46 links to Junction 13 of the M4 (18 miles).

Description

The property comprises 2 interlinked units within a terrace of 5 industrial units which were built around 1989. They are of steel frame construction with block elevations under a mono-pitched insulated metal clad roof which incorporates translucent panels.

Floor	Area (m2)	Area (ft2)
Ground	264.77	2,850
First	86.68	933
Total	351.45	3,783

Access is provided by 2 loading and 2 pedestrian doors from the front elevation.

The accommodation comprises the main workshop/storage area and WC facilities on the ground floor. Offices have been created at mezzanine level which are finished to a basic specification.

Parking and loading areas are provided to the front of the units, and there is a further area to the side providing parking or potentially external storage.

An EPC is being prepared.

Planning

The property have been used for light industrial within Class E of the Use Classes Order 1987 but may suit alternative uses such as general industrial (Class B2) and storage (Class B8).

Rates

The Rateable Value appearing on the Valuation Office Agency website is £17,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is available to buy or to rent by way of a new lease for a term to be agreed.

Price

£375,000

Rent

£27,500 pax.

VAT

The property is elected for VAT.

Legal Costs

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





Units 1 & 2 Station Road





Request a viewing

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

Key contacts



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