

**Unit 2 Upper Mills Industrial Estate,  
Stonehouse, GL10 2BJ.**

- Investment
- Stonehouse
- For Sale
- 55.86 m2 (601 ft2)





# Unit 2 Upper Mills Industrial Estate

**Commercial Investment on a popular estate within 2 miles of Junction 13 of the M5.**

**The current rent is £11,400 per annum.**

## Location

The property is located on the Upper Mills Trading Estate, just off the A419 Trunk road leading to Junction 13 of the M5 Motorway (approx. 3 miles). Upper Mills Estate is a popular location for businesses and industry and offers a very pleasant working environment enjoying all the benefits of the amenities of the Stroud Valleys, with the advantage of an excellent Motorway access via the M5.

## Description

Unit 2 was constructed around 20 years ago and has brick elevations under a pitched tiled roof. The accommodation comprises an office, kitchen, store and disabled WC on the ground floor with 2 offices at first floor level.

## Specification

The property has been finished to a good specification to include the following:-

- Painted plastered ceilings and walls.
- Electric storage heaters.
- Carpeted throughout aside from tiles in the entrance hall.
- It is lit by a combination of Category 2, strip and spot lighting.
- Security and fire alarms have been installed.
- UPVC windows with grills on the interior at ground floor level.
- Air conditioning in one office on first floor.
- 2 allocated parking spaces.

## Accommodation

The total net internal area extends to approximately 55.86 m<sup>2</sup> (601 ft<sup>2</sup>).

## Rates

The Rateable Value listed on the Valuation Office Agency website from April 2026 is £3,950.

## Planning

Offices and Storage.

## Tenancy

The property is let to Moody Direct Ltd for a period of 5 years to expire 1<sup>st</sup> September 2028 at a rent of £11,400 per annum. The lease is on a full repairing and insuring basis and is excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954, Part II.

## Terms

We are instructed to invite offers in the region of £160,000 for the freehold interest, subject to the occupational tenancy in place. A purchase at this level reflects a gross yield of 7.1% and net yield of 7% after purchaser's costs.

## VAT

VAT will be applicable on the sale price.

## EPC

The property has a Rating of B-38 expiring August 2033.

## Legal Costs

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





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## Tenant

Originally part of the Moody Group, which was founded in 1975, Moody Direct was formed in 1996. Based in Retford, Nottinghamshire, they are leading suppliers of process and packaging solutions to the dairy, food, beverage, brewery, ice cream, chemical and pharmaceutical industries with a large customer base in the UK, Ireland and around the world.

The company has a score of 54 with Creditsafe which is deemed low risk.

The Key Financials for the last 3 years are:

	31/03/24	31/03/23	31/03/22
Turnover	£21,649,706	£20,538,442	£17,330,154
Pre-Tax Profit	£1,349,750	£1,406,306	£1,156,671
Net Worth	£2,351,818	£2,163,508	£1,857,010






# Request a viewing

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

## Key contacts

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