





**Unit 6 Brunel Way, Stroudwater Business Park,
Stonehouse, GL10 3SX**

 Industrial
 Stonehouse
 To Let
 662.5 m² (7,132 ft²)





Unit 6 Brunel Way, Stroudwater Business Park

Modern detached industrial unit with secure yard within 2 miles of J13 of the M5.

Location

The property is located on Stroudwater Business Park, approximately 1.5 miles from Junction 13 of the M5 motorway, which is accessed via the A419 trunk road and offers excellent access to Bristol and Gloucester. The Business Park boasts a number of major occupiers including Renishaw, Muller and Schlumberger.

Description

Unit 6 is a detached property of steel frame construction and comprises a two storey office block to the front with a warehouse at the rear. The offices are finished to a high standard to include carpeting, suspended ceiling with inset fluorescent strip lighting, comfort cooling and they benefit from good levels of natural lighting. The warehouse at the rear has a concrete floor, elevations of part brickwork and part insulated profile cladding and has vehicular access via one up and over door.

The eaves height is 5.39 metres and there is a solid block wall to full storey height separating the office and the warehouse. Externally, there are 11 allocated parking spaces to the side of the property and a yard to the rear for loading/unloading. The property is set within an attractive landscaped site.

Accommodation

(Approximate gross internal areas)

Ground Floor Offices	103 m2	(1,109 ft2)
First Floor Offices	103 m2	(1,109 ft2)
Sub Total	206 m2	(2,218 ft2)
Warehouse	456.5 m2	(4,914 ft2)
TOTAL	662.5 M2	(7,132 FT2)

Planning

Consent was granted for a production unit (Classes B1 and B2) however the unit has been used for storage (Class B8) in recent years.

Rates

The Rateable Value appearing on the Valuation Office Agency website is £49,000. 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 lease for a term to be agreed.

Rent

£65,000 per annum exclusive.

VAT

The property is elected for VAT.

EPC

The property has an EPC Rating of D-85.

Legal Costs

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





Unit 6 Brunel Way, Stroudwater Business Park





Request a viewing

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

Key Contacts



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