





**Unit 26 Stroud Business Centre, Stonedale Road,  
Stonehouse, GL10 3RQ.**

 Industrial  
 Stonehouse  
 To Let  
 209.03 m2 (2,250 ft2)





# Unit 26 Stroud Business Centre

## Light industrial/warehouse unit within 2 miles of Junction 13 of the M5.

### Location

The unit is situated on Stroud Business Centre, a modern development constructed approximately 30 years ago. It is located 1.5 miles from Junction 13 of the M5 motorway, being accessed via the A419 trunk road. Major occupiers in the area include ABB, National Oilwell Varco, Muller and Schlumberger.

### Description

The unit is of steel portal frame construction with external elevations of part cladding and part brickwork. The roof is pitched and covered with lined cladding incorporating translucent skylights. The property is accessed from a single pedestrian door and a vehicular roller shutter door. The unit has WC facilities.

Externally, there is parking directly outside the unit, together with an area for loading and unloading.

### Accommodation

(Approximate gross internal areas)

209.03 m<sup>2</sup> (2,250 ft<sup>2</sup>).

### Rates

The Rateable Value appearing on the Valuation Office Agency website is £15,000.

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

£18,000 per annum exclusive.

### Service Charge

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

### Planning

Within Classes E and B8 of the Use Classes Order.

### VAT

The property is elected for VAT.

### EPC

The property has an EPC Rating of D-86. The EPC expired in 2023, and a new one is being prepared.

### Legal Costs

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







# Request a viewing

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

## Key Contacts



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