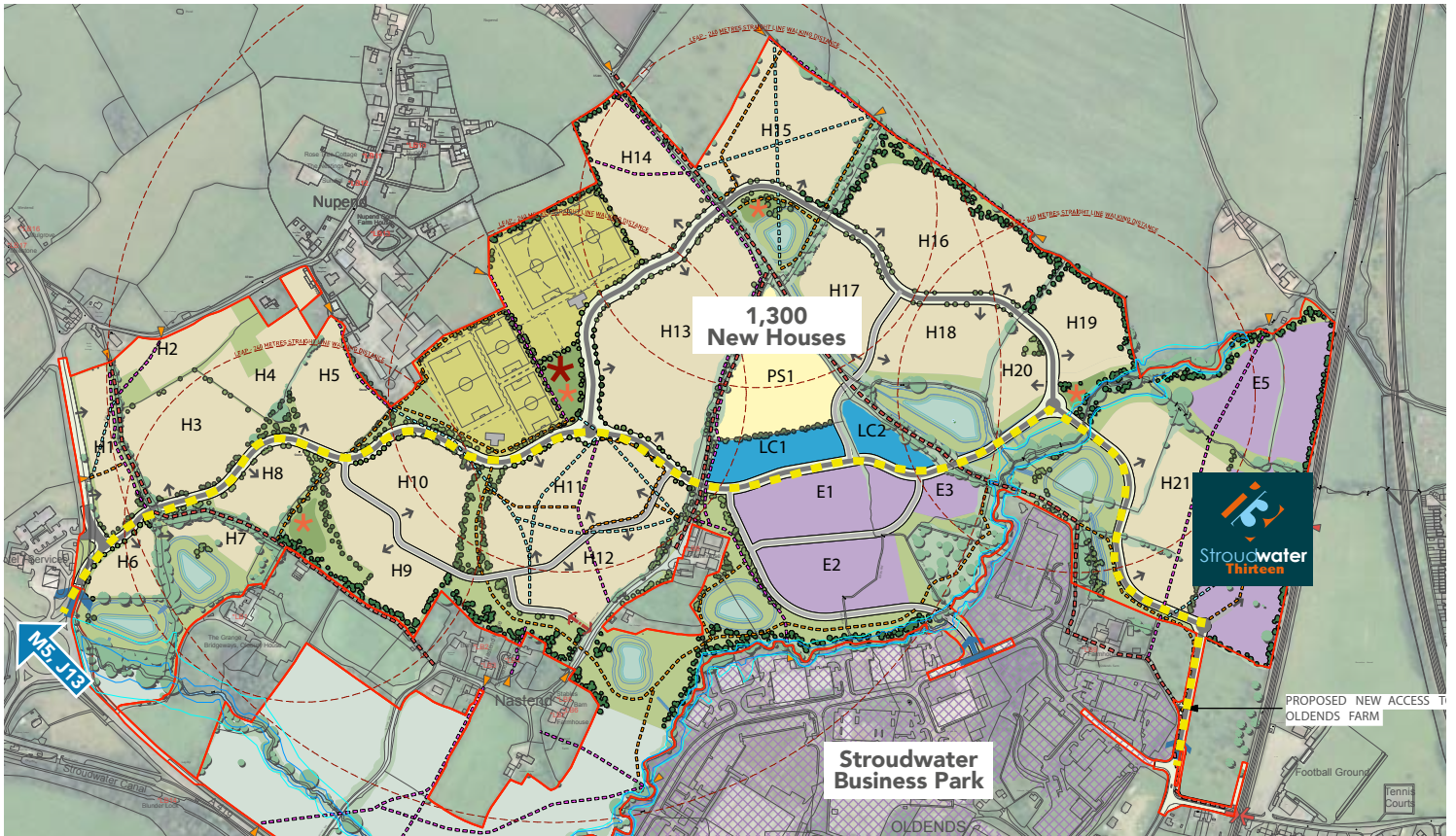




Stroudwater Thirteen



Examples of previous Robert Hitchens Developments in Stonehouse

The Developers

Robert Hitchins Ltd - Specialising in the acquisition and delivery of consented land to housebuilders and in the investment and development of land and properties for the commercial property market, the Robert Hitchins Group is a long established family owned property company with an enviable reputation and track record of creating innovative land and property solutions that maximise returns for land owners, occupiers and investors.

Redrow - Redrow are one of the UK's largest housebuilders.

Planning

The scheme has consent for Classes B1, B2 and B8 uses and may be suitable for a variety of alternative commercial uses, subject to planning.

Opportunity

Bespoke design and build opportunities are available either on a freehold or leasehold basis for a variety of commercial uses subject to planning.

Typical Specification

- 50 KN sqm Floor Loading
- 10% office content
- Level access loading doors
- 30m yard depth
- 8m minimum eaves to haunch

Anticipated Programme

First phase infrastructure and new units available from summer 2020

Subject to Contract

Plot	Ha	Acres	Sq M	Sq Ft
Plot E4	2.46	6.08	929-6,810	10,000-73,300



Indicative Layout



Stroudwater 13 is situated to the west of Stonehouse and Stroud, just off the A419 which connects Stroud to Junction 13 of the M5 motorway, which is between Gloucester and Bristol. The scheme forms the new extension to Stroudwater Business Park, where major occupiers already include Schlumberger, Renishaw, Dairy Crest, Dentsply and Delphi.

Approximate distances to key locations are as follows:

M5, J13	1.5 miles	(2.4 km)
Stonehouse	1 mile	(1.6 km)
Stroud	2.5 miles	(4 km)
Gloucester	10 miles	(16 km)
Cheltenham	15 miles	(24 km)
Bristol	25 miles	(40 km)
Birmingham	65 miles	(105 km)
London	120 miles	(193 km)
M5/M42 Interchange	48 miles	(77 km)

alder king
PROPERTY CONSULTANTS
01452 623290
www.alderking.com

Adrian Rowley - ARowley@alderking.com

CUSHMAN & WAKEFIELD
0117 910 6699
cushmanwakefield.co.uk

Chris Yates - chris.yates@cushwake.com

Charles Swanson - charles.swanson@cushwake.com

REDROW

Robert Hitchins
The Complete Development Solution
01242 680694
www.robert-hitchins.co.uk