

TO LET

Open Plan High Quality Offices

Sanctus House, Stonehouse Park, Stonehouse, Gloucestershire, GL10 3UT

3,725sqft (346.06sqm)



- Suspended ceiling with inset fluorescent strip lighting
- Open Plan Accommodation
- Carpeting throughout
- Gas fired central heating
- Excellent levels of natural lighting
- Fully fitted kitchen with appliances
- 2 meeting rooms with sliding central partition
- Raised floors
- Shower facilities

Bruton Knowles LLP

Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF

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Sanctus House, Stonehouse Park

LOCATION

The property is located at Stonehouse Park, a short distance from Junction 13 of the M5 motorway. This development has been very successful in attracting a range of office occupiers including Green Gourmet, Tony Gee & Partners, The Nine Group and Sartorius. The A419 to the east leads to Stroud and Cirencester and ultimately the M5 at Junction 15.

The area is now well-established and Stonehouse Park compliments Stroud Water Business Park on the other side of the A419 where major occupiers include Muller Group, Renishaw and Furlong Flooring. The surrounding area is also expanding and undergoing new residential (Redrow) and commercial development (Robert Hitchins).

DESCRIPTION

The property comprises a self-contained two storey office building. The first floor is available and benefits from its own fully glazed entrance. The suite has been finished to a very high standard and includes the following features –

- Passenger lift
- Open plan accommodation with 2 meeting rooms with sliding central partition
- Raised floors
- Fully fitted kitchen with appliances
- Shower facilities
- Carpeting throughout
- Gas fired central heating
- 15 parking spaces with 2 electric charge points

ACCOMMODATION (Net Internal Area)

	Sq ft	Sq m
First Floor	3,725	346.06

RATING INFORMATION

A check on the VOA website confirms:

Description: Offices & Premises
Rateable Value: £48,000

ENERGY PERFORMANCE CERTIFICATE

C60

VAT

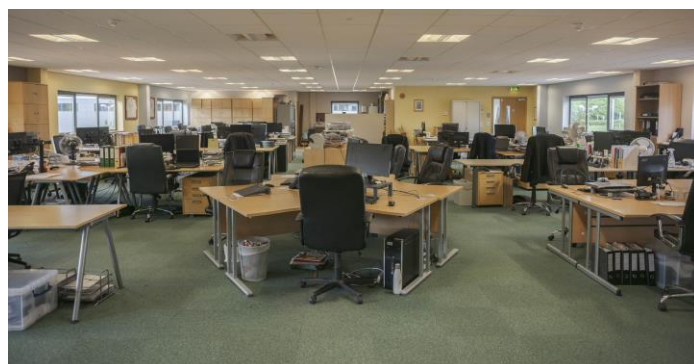
The property is elected for VAT.

TENURE

The offices are offered by way of a new internal repairing and insuring lease which will incorporate a service charge to cover external and common area maintenance.

PLANNING

The offices have consent for office use within Class B1 of the Use Classes Order 1987.



RENTAL AND SERVICE CHARGE

Rental	£61,500	per annum (£16.50 per sqft)
Service Charge	£3,861	per annum

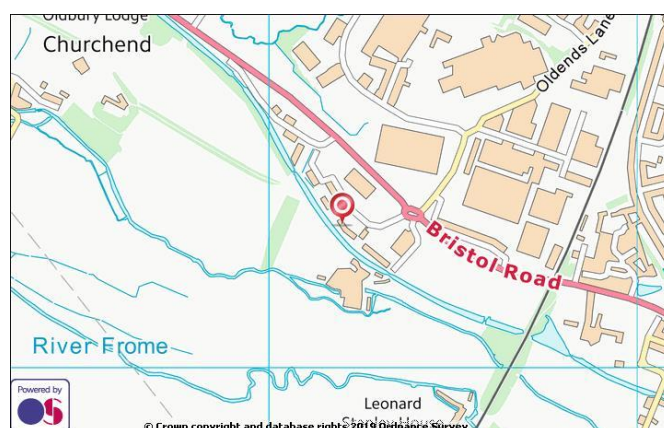
The rental and service charge will increase annually by the Retail Price Index (RPI).

LEGAL COSTS

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

VIEWING

Strictly by appointment with the letting agents.



CONTACT

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