

Workshop / Industrial To Let / For Sale Stonehouse, Stroud



Units 1-6b, Stonehouse Commercial Centre, Bristol Road, Stonehouse, Stroud, GL10 3RD

1,728 to 21,522 sq ft (160.54 to 1,999.46 sq m)

- Terrace of workshop / light industrial units including first floor office accommodation
- Part of a larger complex of industrial accommodation
- Available as a whole or split
- Available to lease or to purchase
- Close proximity to Stonehouse and Stroudwater Business Park
- Situated just off A419 Bristol Road
- Approximately one mile from junction 13 of the M5

FOR FURTHER INFORMATION CONTACT THE JOINT AGENTS:

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SUBJECT TO CONTRACT

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LOCATION

Stonehouse Commercial Centre is prominently located just off the A 419 Bristol Road, approximately one mile from junction 13 of the M5, and approximately one mile from Stonehouse and four miles from Stroud respectively.

DESCRIPTION

The property comprises in total 5 individual workshop / warehouse units which have previously been connected, but more recently split to allow separate occupation. At one end, there is a two storey office core incorporating staircase and WC accommodation, with additional WC block to the rear of the first floor. Office accommodation is provided across the entirety of the first floor, with workshop / warehouse space at ground floor level providing a clear internal height of approximately 4.00 metres. Two roller shutter loading doors open on to a shared yard / forecourt car parking area.

SERVICES

Interested parties are advised to make their own enquiries to establish their suitability and capacity.

RATING

Interested parties should make their own enquiries to the local rating authority.

ESTATES SERVICE CHARGE

An estate service charge will be payable, in accordance with the terms of the lease.

ENERGY PERFORMANCE

A full Energy Performance Certificate has been prepared, and is available upon request. The unit has been given an Energy Performance Rating of E-111.

TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

Alternatively, the long leasehold interest of 999 years from 29th September 1987 is available to purchase.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition):

	Sq m	Sq ft
Units 1-3a		
Unit 1 Ground Floor Offices / Core	143.26	1,542
Unit 1 First Floor Offices / Core	77.30	832
Unit 1 First Floor Rear WC Block	73.77	794
Units 2a-3a Ground Floor Warehouse	442.31	4,761
Units 2a-3a First Floor Offices	224.45	2,416
Units 1-3a – Total GIA	961.08	10,345
Unit 3b		
Ground Floor Warehouse	107.12	1,153
First Floor Offices	53.42	575
Unit 3b – Total GIA	160.54	1,728
Units 4-5		
Ground Floor Warehouse	325.90	3,508
First Floor Offices	164.81	1,774
Units 4-5 – Total GIA	490.71	5,282
Unit 6a		
Ground Floor Warehouse	111.11	1,196
First Floor Offices	54.53	587
Unit 6a – Total GIA	165.65	1,783
Unit 6b		
Ground Floor Warehouse	109.63	1,180
First Floor Offices	111.86	1,204
Unit 6b – Total GIA	221.48	2,384
Units 1-6b – Total GIA	1,999.46	21,522

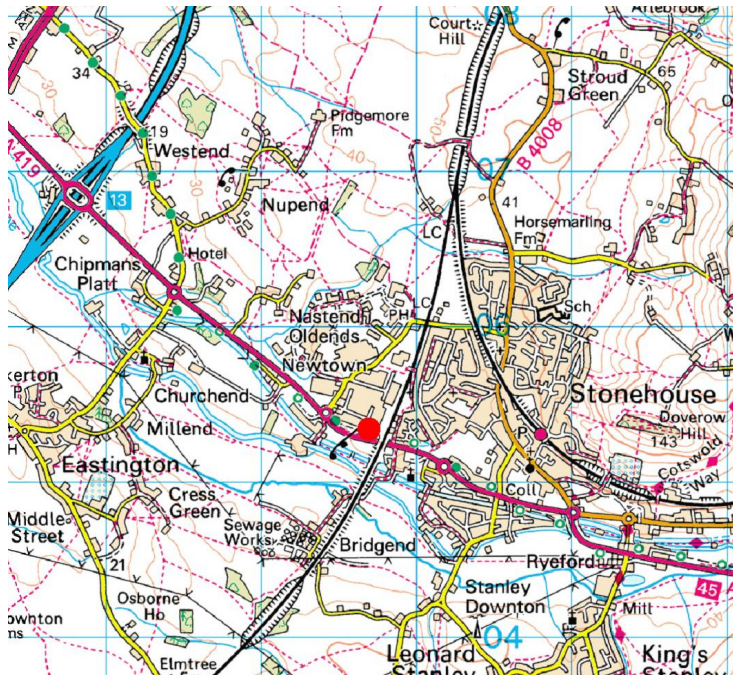
RENT / PRICE

Upon application

LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in any transaction.

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February 2014

IMPORTANT NOTICE

DTZ, a UGL company gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.