



# TO LET

## STONEHOUSE

**GROUND FLOOR OFFICE, UNIT 601 STONEHOUSE PARK, GL10 3UT**



- Modern office suite situated Stonehouse Park within 1 mile of Junction 13 of the M5.
- High quality specification.
- 52.46 sq m (565 sqft).
- 3 allocated parking spaces.

**COMMERCIAL AGENCY | LEASE CONSULTANCY | PROPERTY MANAGEMENT**



## LOCATION

The property is situated on the modern Stonehouse Park office development, situated approximately 1½ miles south west of Stonehouse, 2 miles to the east of Junction 13 of the M5 motorway and is located immediately off the A419 opposite the well-established Stroudwater Business Park where occupiers include Renishaw Plc, Schlumberger and Dairy Crest. Stonehouse has a mainline railway station with journeys to London Paddington taking approximately 1¾ hours.

It is situated approximately 4 miles to the west of Stroud town centre, 11 miles south west of Gloucester City centre, 20 miles south of the centre of Cheltenham, 17½ miles west of Cirencester and 28 miles north of central Bristol.

## DESCRIPTION

Unit 601 comprises a two storey office building which we understand was constructed in 2009 of brick construction with profile cladding detail resting under a pitched tiled roof. The property, a semi-detached unit, benefits from double glazed powder coated aluminium framed windows and doors together.

The available suite is on the ground floor and comprises a raised floor to provide electricity, computer and telephone cable, carpet, emulsion walls and suspended acoustic tiled ceiling with integral CAT II lighting and comfort cooling. It has three allocated parking spaces and there are communal kitchen and WC facilities.

## ACCOMMODATION

(Approximate net internal area)

Suite 1            52.46 sq m        (565 sq ft)

## PLANNING

Offices.

## TERMS

The suite is offered by way of a new internal repairing and insuring lease subject to a service charge for a term to be agreed.

## RENT

£9,000 per annum exclusive.

## RATES

The assessment currently appearing in the Valuation List is as follows:

Rateable Value:            £8,000  
Rate in £ 2019/2020:    0.491

Prospective occupiers should check with the Local Authority to confirm and establish any transitional relief that may be applicable and that the Rateable Value is correct.

## VAT

The property is elected for VAT.

## LEGAL COSTS

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

## EPC

The property has an EPC rating of B-44.

## VIEWING

Simon McKeag [sjm@ashproperty.co.uk](mailto:sjm@ashproperty.co.uk)  
Harry Pontifex [hjp@ashproperty.co.uk](mailto:hjp@ashproperty.co.uk)

**01452 300433 or 01242 237274**

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084. Registered office: 10 Pullman Court, Great Western Road, Gloucester GL1 3ND.