

To Let

Units A to E Stonedale Road

Stonehouse • Gloucestershire GL10 3SA

Unit A to C
LET



Refurbished
Warehouse/
Industrial Units

A-C: **LET**

D-E: 1119.6sq.m / 12,051sq.ft

ONLY
12,051 SQ FT
REMAINING

Location

The units are located on Stonedale Road, Stonehouse, adjacent to Stroudwater Business Park. Junction 13 of the M5 motorway is 1.5 miles, being accessed via the A419 trunk road. Major occupiers within the vicinity include Schlumberger, Dairy Crest and National Oilwell Varco.

Description

The two units are of steel portal frame construction with external elevations of part cladding and part brickwork. The roofs are pitched and also covered with lined cladding incorporating translucent skylights.

Internally, the units benefit from offices at ground and first floor levels. Units A to C have access from a single roller shutter door and Units D and E, via three roller shutter doors.

Externally, there is parking directly outside the units, together with areas for loading and unloading. The eaves height is 5.15m (16'11").

Accommodation (gross internal area)

Units A to C		
Ground Floor Warehouse area and offices	1520.4 sq m	(15204 sq ft)
First Floor Offices & Canteen	254.1 sq m	(2735 sq ft)
Sub Total	1666.6 sq m	(17939 sq ft)
Units D and E		
Ground Floor Warehouse area, workshop and offices	937.8 sq m	(10094 sq ft)
First Floor Offices	181.8 sq m	(1957 sq ft)
Sub Total	1119.6 sq m	(12051 sq ft)

Rating Information

A search on the Valuation Office Agency web site has revealed the following:

Unit	Rateable Value
A to C	£79,000
D & E	£45,500
Rate in £ 2011/2012	0.433

Prospective occupiers are advised to make their own enquiries of the Local Authority to establish the position in respect of the inheritance of transitional relief.

Planning

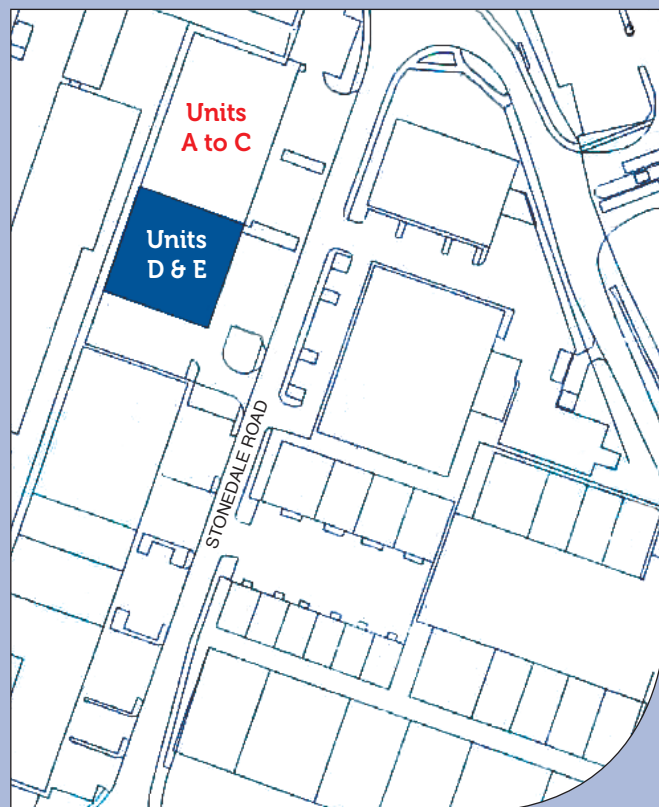
The units have planning consent for warehouse purposes (Class B8) of the Use Classes Order 1987.

Terms

The units are available by way of a new full repairing and insuring lease for a term to be agreed.



Plans are for identification purposes only. Not drawn to scale.



Rental

Rent on Application.

Legal Costs

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

Viewing

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Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

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