

# TO LET/FOR SALE

**Industrial Unit - 2,233 Sq ft (207.45 Sq m)**



**Available to lease or purchase**

**Situated just off A419 Bristol Road**

**Approximately one mile from Junction 13 of the M5**

**Unit 5, Stonehouse Commercial Centre, Bristol Road, Stonehouse, Stroud, GL10 3RD**

**01452 380064**

## LOCATION

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

## DESCRIPTION

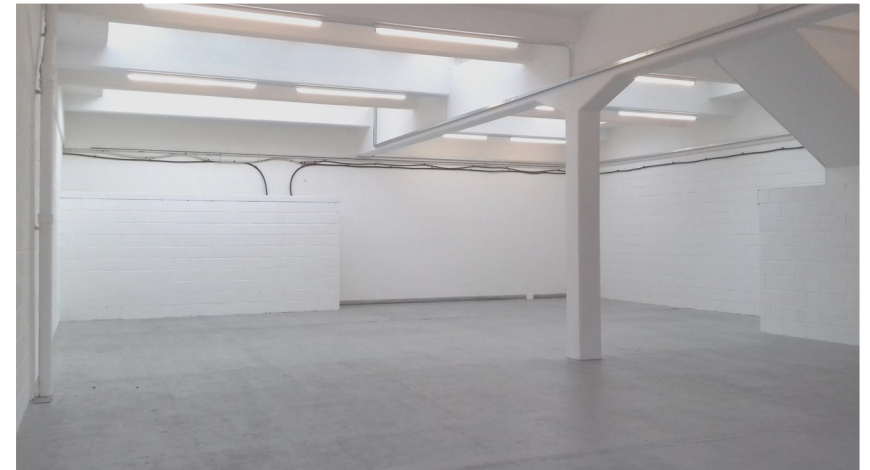
The property comprises in total 5 individual workshop warehouse units which have previously been connected, but now split for separate occupation.

Unit 5 occupies a mid terrace position facing onto the A419 Bristol Road into Stroud from the M5 Motorway.

It provides refurbished workshop/warehouse accommodation providing a clear internal height of approximately 4 metres. The rear of the unit has a glazed roof providing good natural light.

A roller shutter loading door is installed to the front of the property.

Access to the first floor office accommodation can be accessed independently via a shared entrance.



# KEY INFORMATION

## Services

Mains electricity, water and drainage are connected to the property. We understand gas is available on site and may be brought to units at tenants own expense.

**NOTE: None of the services have been tested by Kurt Wyman Surveyors.**

## EPC Rating

To be confirmed.

## Business Rates

The unit will need to be reassessed upon occupation for business rates purposes.



## Service Charge

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

## Quoting Terms

### Long Leasehold Interest

For the remainder of the 999 leasehold interest:

Ground Floor                      £165,000

### Leasehold

The property is available by way of a new Full Repairing and Insuring Lease for a negotiable term of years at a rental of:

Ground Floor                      £ 16,500 pa

### Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

### VAT

All prices are quoted exclusive of VAT.

**All viewings by prior appointment with  
Kurt Wyman Surveyors:**

**Tel: 01452 380064**

**Email: [info@kurtwymansurveyors.co.uk](mailto:info@kurtwymansurveyors.co.uk)**

**Website: [www.kurtwymansurveyors.co.uk](http://www.kurtwymansurveyors.co.uk)**



**rightmove** 

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