

Former timber works
14 Gloucester Road
Stonehouse
Glos GL10 2PB

TO LET – Industrial/Warehouse



- Detached fully self-contained industrial premises and yard
- Excellent location on outskirts of Stonehouse close to M5 J13
- New lease available from 31 March 2025

RENTAL: £95,000 PER ANNUM, EXCLUSIVE, SUBJECT TO CONTRACT

COM/8096 DATE: 06.06.2024

LOCATION

The property is located on the northern edge of Stonehouse in a mixed use area close to a petrol filling station and a combination of residential and retail uses.

Stonehouse is convenient to both the town centre and the many commercial enterprises at Stroudwater to the west of the town. Stonehouse benefits from a main line railway station to Gloucester, Cheltenham, Stroud and London Paddington. In addition, Junction 13 of the M5 motorway is easily accessible by road.



DESCRIPTION

The property comprises of a former timber works that consists of a series of interlinked industrial bays. A relatively modern single storey structure has been added to provide ancillary offices and reception, and there are additional offices at first floor level.

The internal eaves height of the various industrial units range from 3 m² to 7m². The property also benefits from a covered loading bay of 105 m² (1777 sq ft). Externally, there is adequate parking within a self-contained and secure yard.

ACCOMMODATION (all areas, where quoted, are approximate).

GIA	Sq ft	M²
Warehouses	18,890	1754.9
Showroom/office	891	82.8
First floor office	700	65.0
Total	20,481	1902.7

SERVICES

We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

RATINGS

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

TERMS

The property is available by way of a new Lease from 31 March 2025 at a commencing rental of £95,000 p.a. exclusive, for a term of years to be agreed.

EPC

Awaiting an EPC.

COSTS

Each party will be liable for their own legal costs of the transaction.

VIEWING

To arrange a viewing contact the sole agent: Hawkins Watton Ltd on

Tel: 01453 753753 / Email: admin@hawkinswatton.co.uk

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