

5 BRUNELWAY

Stroudwater
Business Park

FOR SALE/TO LET
Modern Detached
Warehouse Building

25,047 ft²
2,327 m²

Unit 5 Brunel Way
Stroudwater Business Park,
Stonehouse,
GL10 3SX

- Excellent business park location
- Close proximity to the M5
- Available on a new lease



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PROPERTY CONSULTANTS

01452 623290
www.alderking.com

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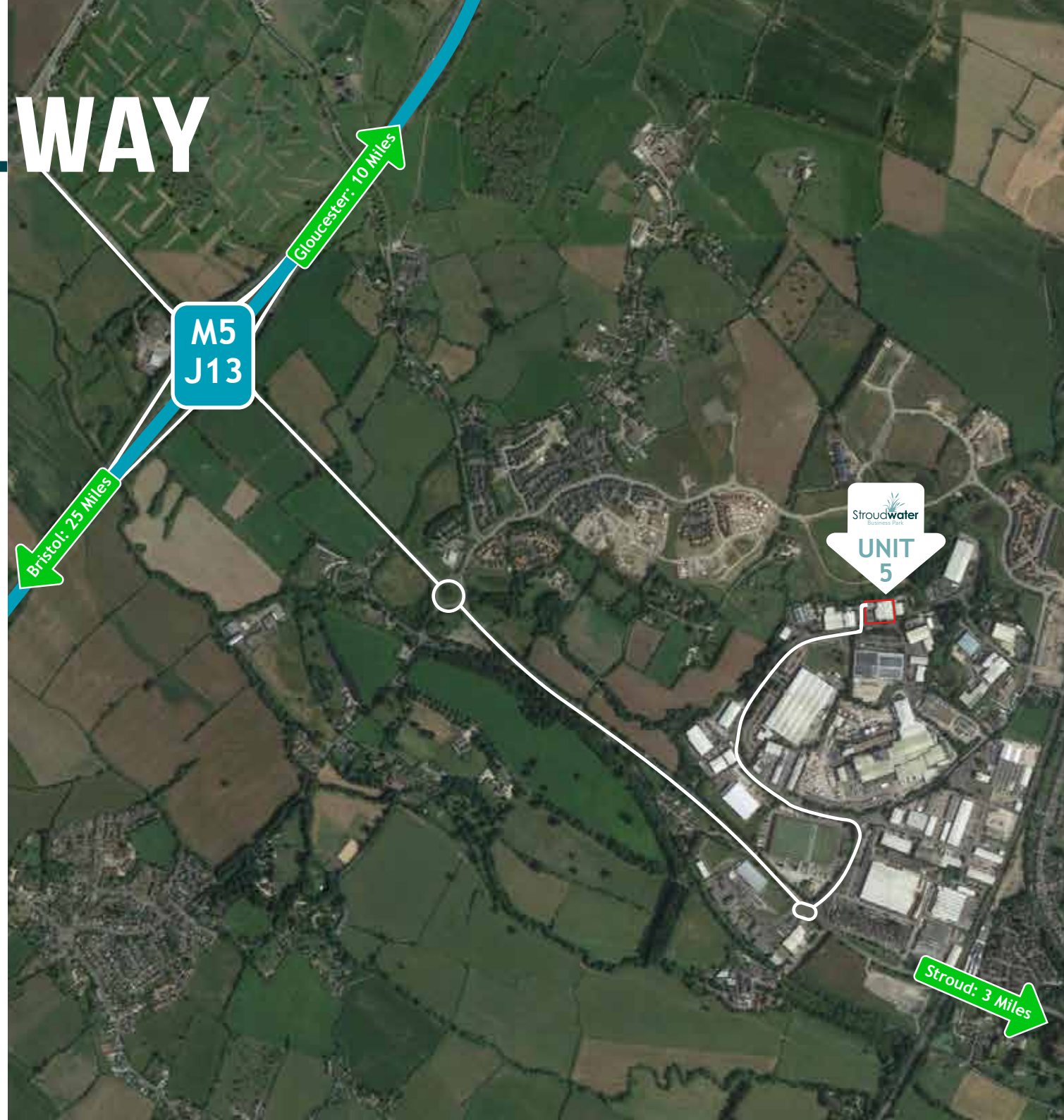
Location

The building is located within Stroudwater Business Park just off the A419 approximately 2 miles east of Junction 13 of the M5.

Stroudwater Business Park is home to many significant occupiers and has become the prime business location for the Stroud area.

Stroud town centre is approximately 3 miles east, Gloucester approximately 10 miles north, Bristol 25 miles south and Birmingham approximately 65 miles north.

Rail connections to London Paddington are available at nearby Stonehouse and Stroud railway stations.





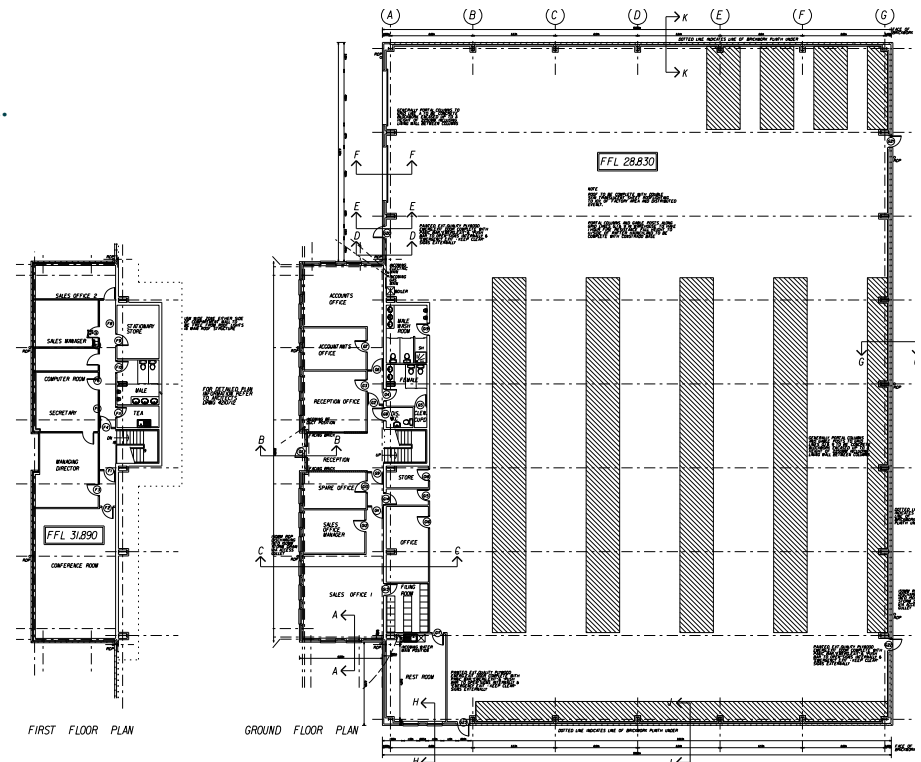
Accommodation

Unit 5 comprises a high quality detached warehouse building positioned on a self-contained plot. The building is of steel frame construction with brick and clad elevations under a clad roof incorporating translucent panes.

Two storey office accommodation is provided to the front of the property being a mix of open plan and individual rooms. The specification includes central heating, caching cassettes, carpeting and separate WC facilities.

The warehouse is accessed by two level access loading doors from the yard and car park area.

Area	sq ft	sq m
Ground Floor and Offices	22,126	2055.55
First Floor and Storage	2,921	271.36
Total	25,047	2,326.91





Information

Business Rates

The building will require a new separate assessment.

Interested parties should make their own enquiries to Tewkesbury Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is B-47 and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items

Terms

The property is available on a new full repairing lease with terms to be negotiated.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

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Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

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01452 623290
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Adrian Rowley
Main 01452 627133
Mob: 07771 874 175
Email: arowley@alderking.com



Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

AK Ref: AJGR/LDG/97681 Date: January 2023 Subject to Contract