

FOR SALE – INDUSTRIAL WAREHOUSE UNITS

Units 2 and 4
Standard Works
Orchard Place
Stonehouse
GL10 2PL

Approximately: 3,377 Sq Ft (313.73 Sq. M)

- *Combination of 2 Industrial Warehouse Units*
- *Freehold Sale with Vacant Possession on Completion*
- *Established Commercial Location*
- *Located in Stonehouse Town Centre, adjacent to the High Street.*
- *Close proximity to Junction 12 & 13 of M5 Motorway*



Location

The property is located within Stonehouse town centre, adjacent to the main High Street, and is easily accessible from both Junction 12 and Junction 13 of the M5 Motorway.

- Junction 12 of the M5 Motorway is approximately 2.5 miles to the north-west
- Junction 13 of the M5 Motorway is approximately 3.8 miles to the north
- Stroud is located approximately 3.7 miles to the east
- Gloucester is located approximately 10.7 miles to the north, along the A38 bypass.

The Orchard Place estate is accessed directly off the High Street, along the B4008 Gloucester Road.

**M5
Motorway
(Junction
12)**



**2.5 miles north-
west**

**M5
Motorway
(Junction
13)**



3.8 miles north

**Stroud
Town
Centre**

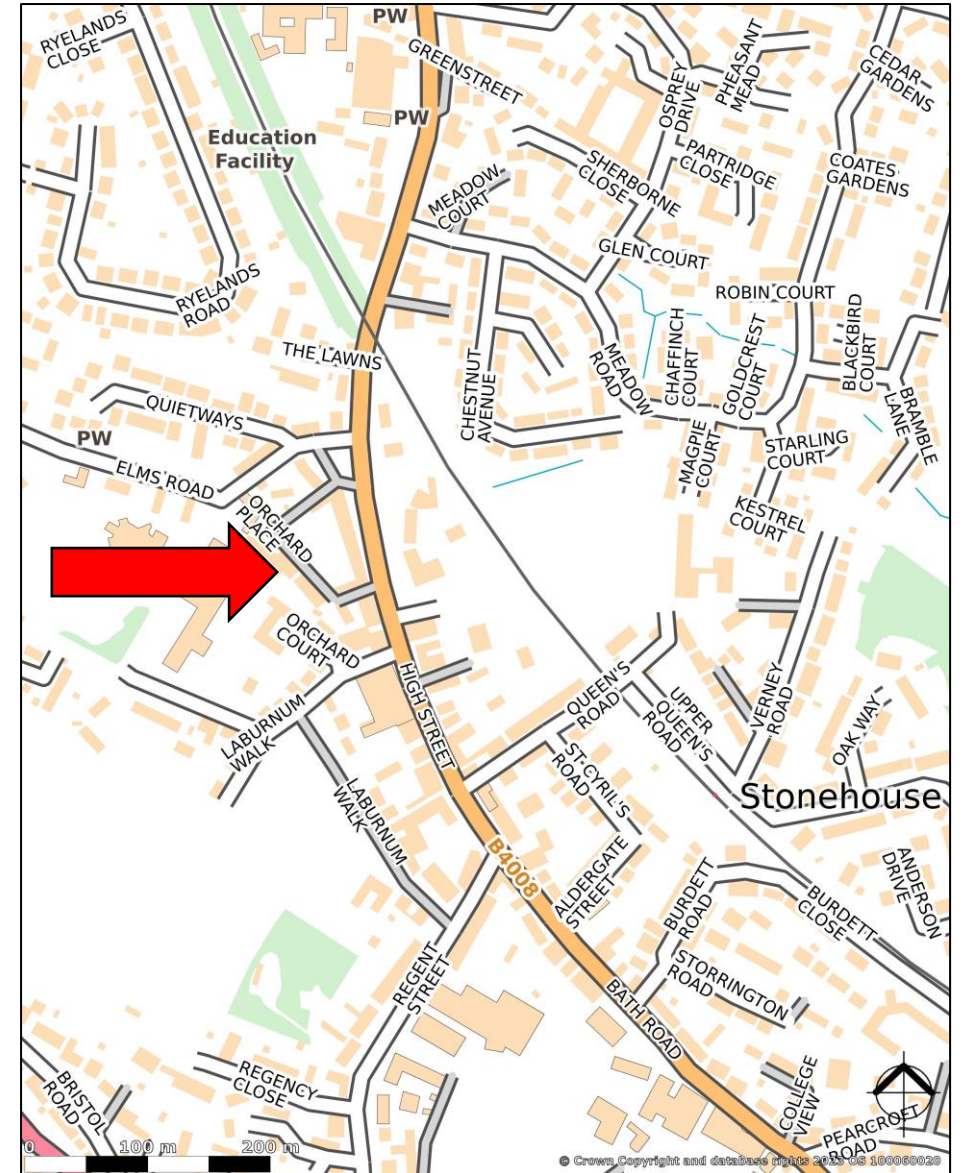


3.7 miles east

**Gloucester
City
Centre**



10.7 miles north



Description

Description

The properties being sold comprise 2 industrial warehouse units that are situated within the same terrace, but are not attached.

The main unit (No 2) comprises a mid-terrace unit with ground floor warehouse / workshop accommodation, with a mezzanine office and kitchen at the first floor level.

The second unit (No 4) comprised an end-terrace unit, and provides ancillary warehouse, workshop and storage space in addition main unit.

Access for both units are provided by front/side personnel doors, and loading via front sectional overhead loading doors. Car parking and loading is provided to the front of both units.

The current planning consent does not permit the unit to be used separately.

Tenure and Sale Terms

The property is owned freehold, and being sold with vacant possession on completion.

Offers are invited based upon a guide price of £450,000, exclusive.

Energy Performance Certificate

An energy performance certificate has been commissioned, and will be made available for inspection.

Services

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.

Measurements

Areas are approximate Gross Internal Floor Areas.

Description (GIA)	Sq Ft	Sq M
Unit 2	1,588	147.53
Unit 4	1,498	139.16
Storage Unit	291	27.03
Total	3,377	313.73

Industrial Warehouse Units



Car Parking



Roller Shutter Loading Doors



Offices Accommodation

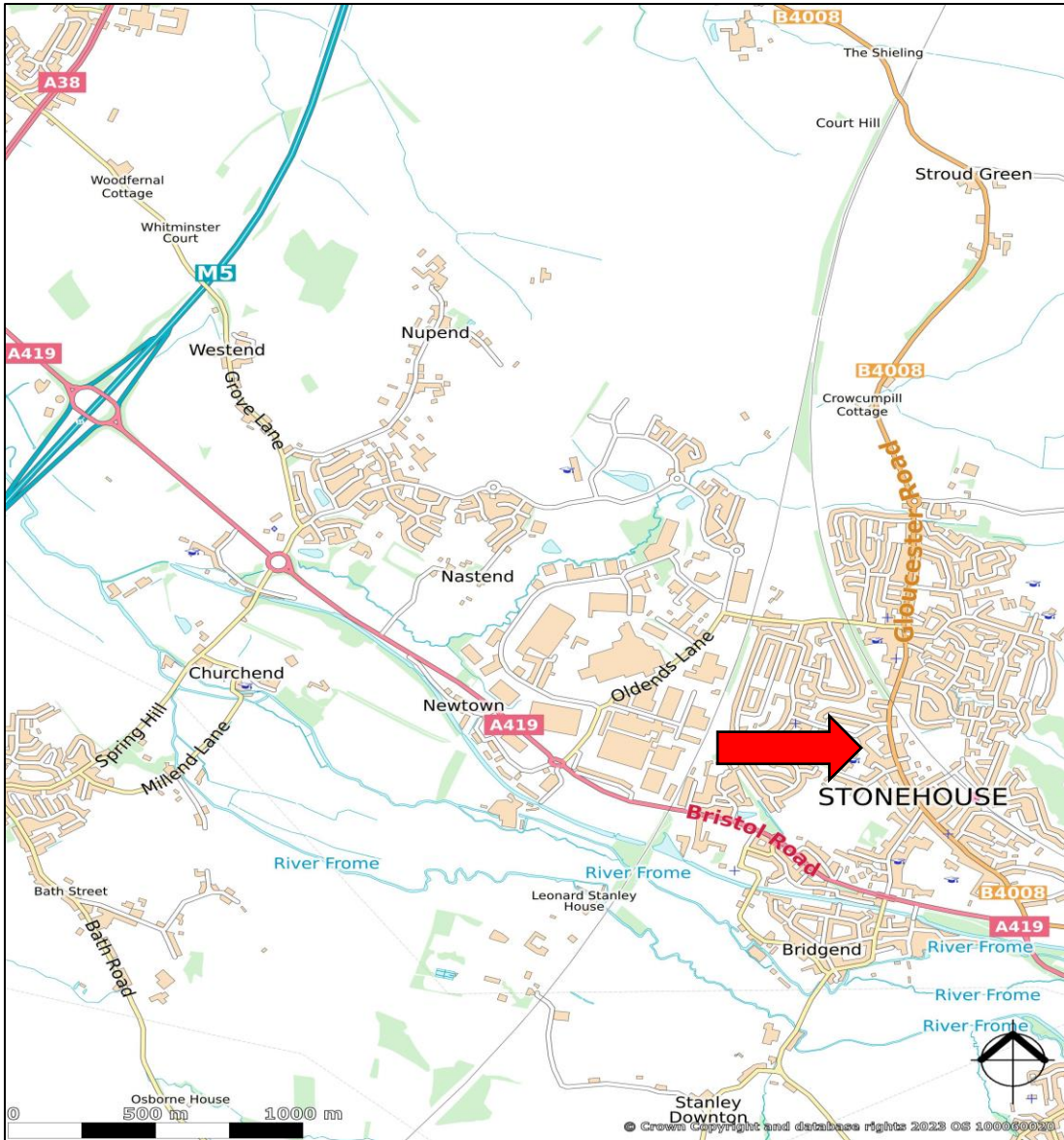


External Loading Areas









Legal Costs | References | VAT | AML | Planning | Business Rates

Legal Costs

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

References

Financial and accountancy references, such as proof of funding, may be sought from any prospective purchaser prior to agreement.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price.

We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

Anti Money Laundering Compliance

A successful purchaser will be required to provide relevant identification information to satisfy the AML requirements when Memorandum of Sale is agreed.

Planning

The properties are currently used under a B1 (c) light industrial use.

Interested parties should make their own enquiries to the Local Planning Authority.

Business Rates

Interested parties should make their own enquiries to the billing authority, Stroud District Council, to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk

Viewing Arrangements

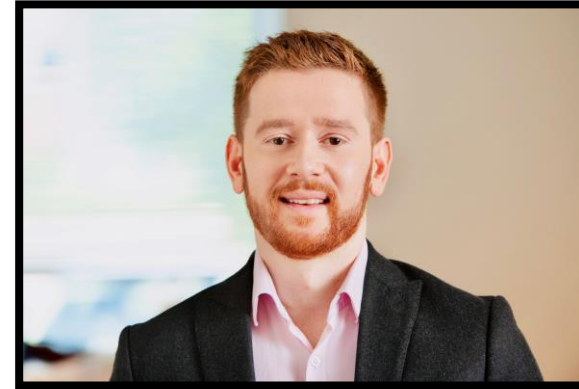
For further information or to arrange an inspection, please contact the agents:



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AK Ref: GN/NSWOC24
Date: November 2023
Subject to Contract



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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.