

# TO LET

**alder king**

PROPERTY CONSULTANTS

## **Unit 13 Springfield Business Centre Stonehouse, Gloucestershire GL10 3SX** **Modern Industrial / Warehouse Unit 2,346 sq ft (218.01 sq m)**

- Excellent business park location
- Junction 13A of the M5 Motorway approximately 2 miles
- Available to let on a new lease



# Location

The building is located within Stroudwater Business Park just off the A419 approximately 2 miles west 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.

**M5**



**Junction 13  
2 miles northeast**

**Stroud**



**3 miles**

**Gloucester**

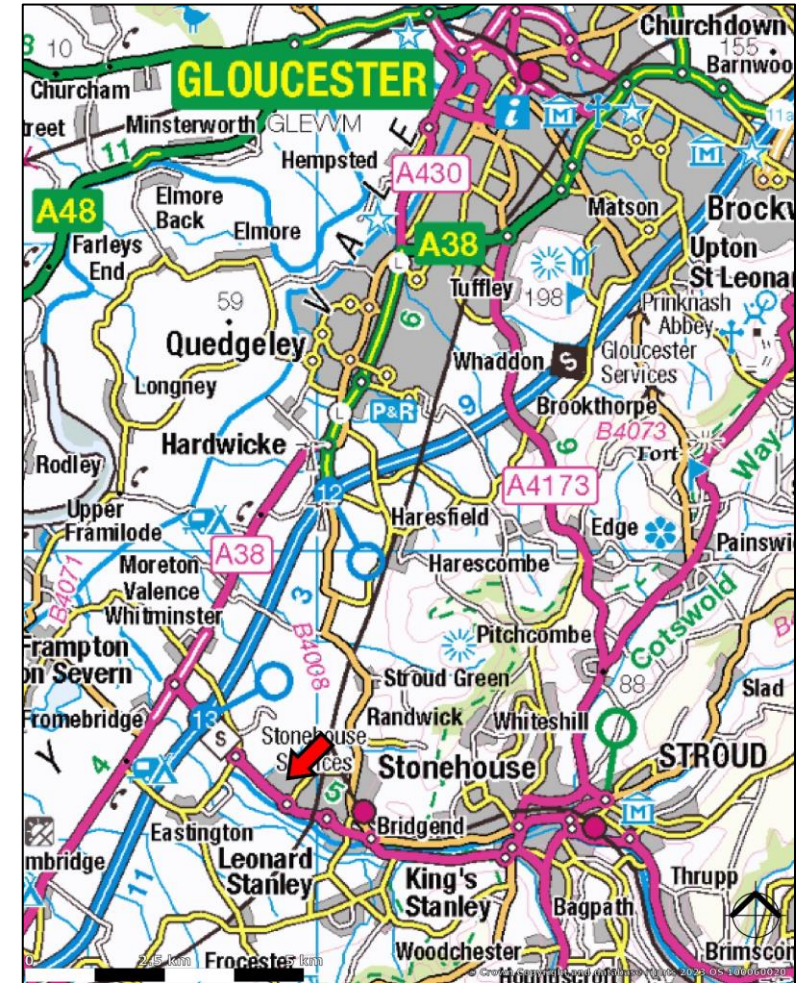


**10 miles**

**Bristol**



**25 miles**



# Accommodation

## Description

Unit 13 comprises a mid terraced warehouse unit constructed on a steel frame with brick, block and clad elevations including a feature glazed pedestrian entrance and window section which provides natural daylight to ground and first floor levels.

The construction provides for a clear height of approximately 4.5 m and vehicular access is provided by a sectional overhead loading door.

A ground floor office and separate male and female WCs are provided with storage above.

Externally there is a loading apron and car parking spaces.

## 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

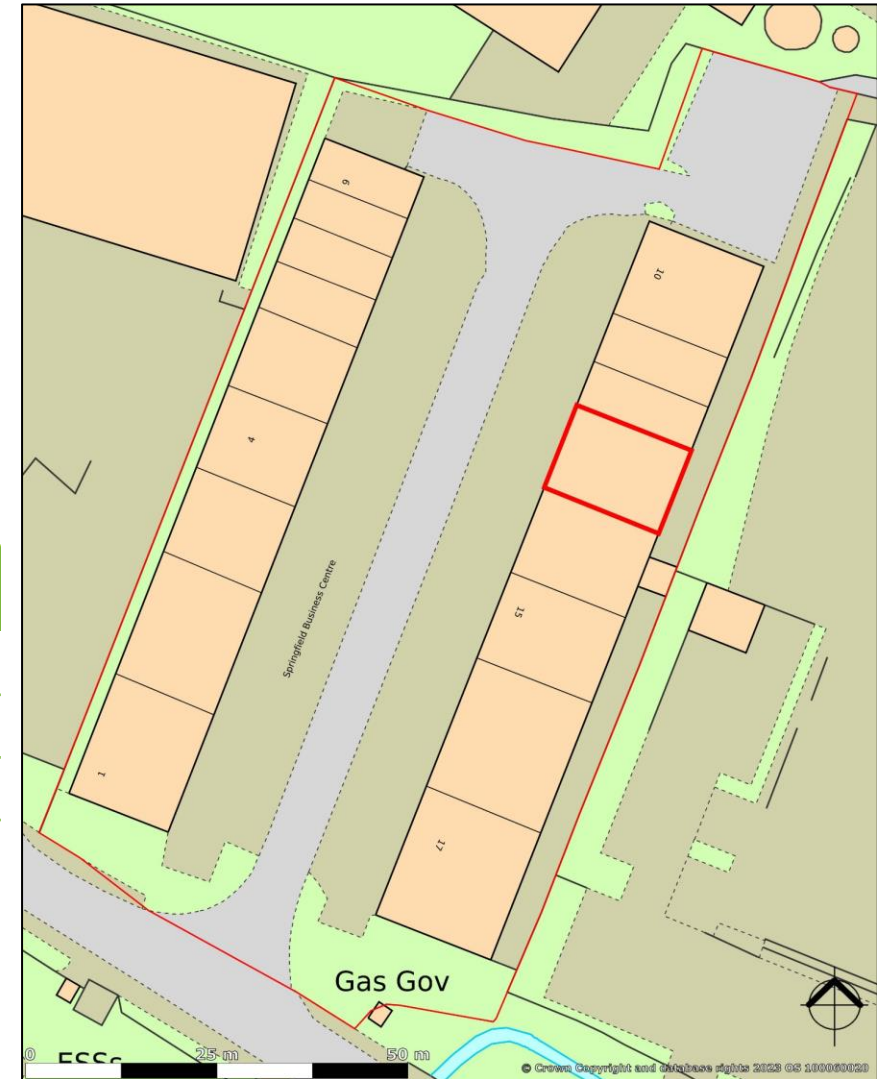
The property is available to let on a new lease on terms to be agreed.

## Rent

On application.

## Measurements (Approximate Gross Internal Areas)

Area	Sq ft	Sq m
Warehouse Area	1,622	150.71
Office and Wcs	362	33.65
Storage Over	362	33.65
<b>TOTAL</b>	<b>2,346</b>	<b>218.01</b>





# Planning | Rates | EPC | Terms

## **Business Rates**

The property requires a new separate assessment for Business Rates.

## **Energy Performance Certificate**

The property has an EPC rating of E-101..

## **Code for Leasing**

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## **Legal Costs**

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

## **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 purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

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



**Alder King Property Consultants**

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Gloucester Business Park  
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[www.alderking.com](http://www.alderking.com)

**AK Ref:** AJGR/LED/N97671

**Date:** March 2024

**Subject to Contract**



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## 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.