



Stroudwater
Thirteen

Unit 1 For Sale / To Let
22,523 sq ft (2,092 sq m)

Available for Immediate Occupation
Brand New Industrial/Distribution Unit

 Oldends Lane | Stroudwater Business Park | Stonehouse | Stroud | Gloucestershire | **GL10 3RL**



Power of
270 kVa



Detached high
quality industrial/
distribution unit



22,523 sq ft
(2,092 sq m) on
a plot of 1.4 acres



Prominent, self-contained
plot, at the junction of
the New Link Road &
Great Oldbury Drive



Detailed consent
for E(g), B2 and
B8 uses



Established
location for major
occupiers

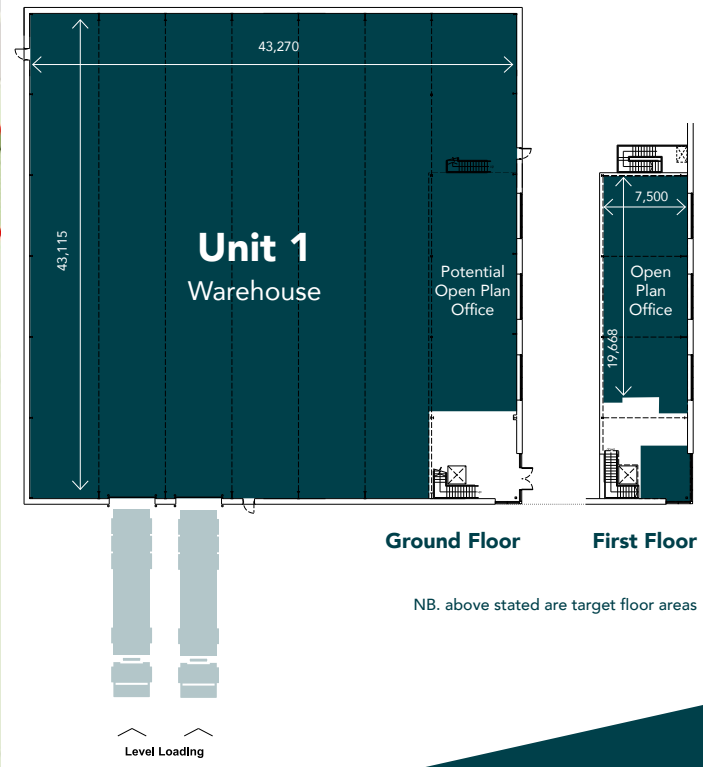
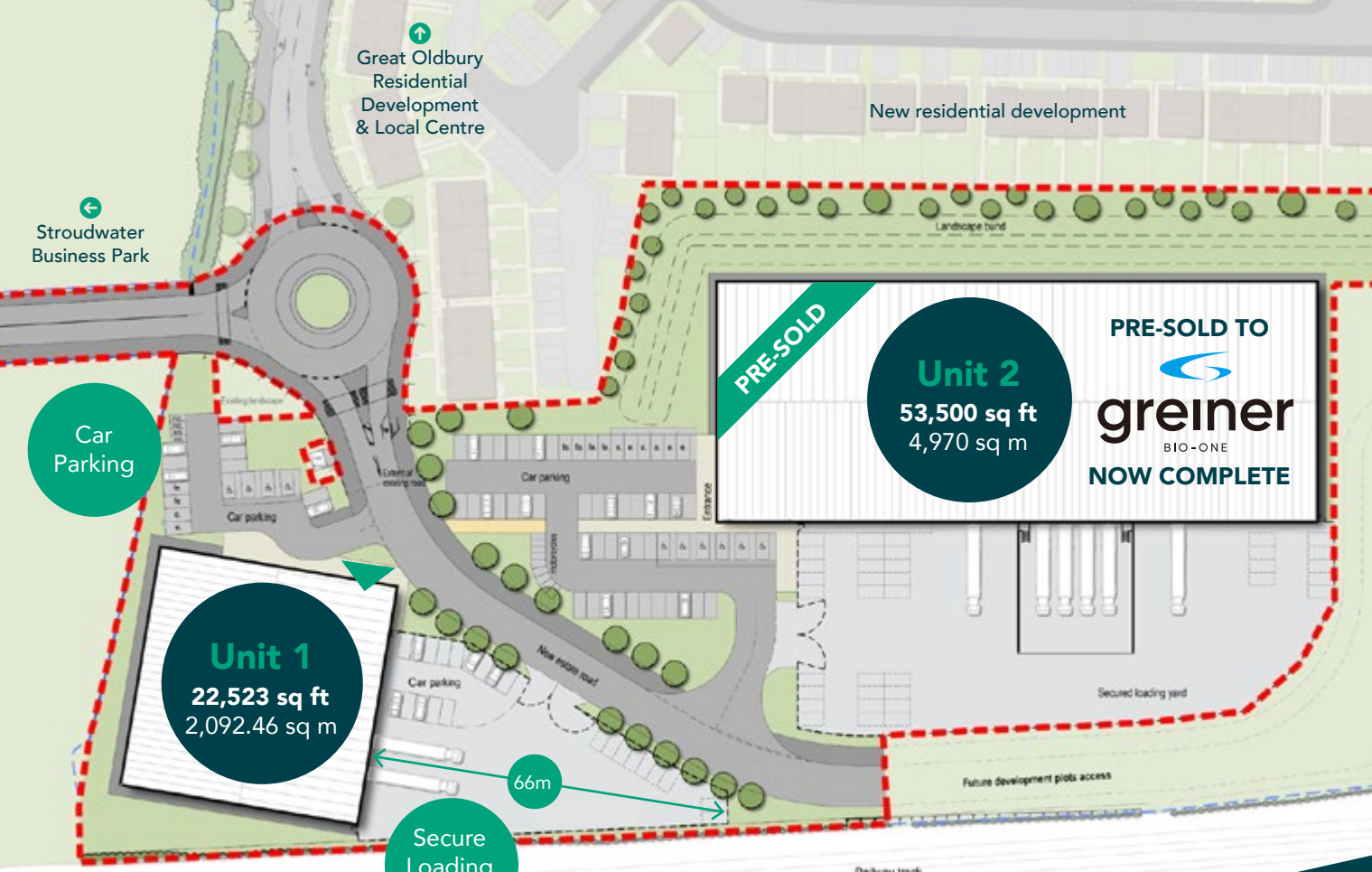


Excellent accessibility
to Junction 13 of the
M5 motorway

High Quality Business Environment

Stroudwater 13 is the latest phase of the well established Stroudwater Business Park, which is home to a number of national and international occupiers including Renishaw, Dairy Partners, Muller and Borg Warner Technologies.

The scheme also sits alongside the wider Great Oldbury development which continues to be built out and has outline planning permission for 1,350 new homes, a local centre and primary school, together with further employment land.



NB. above stated are target floor areas

The next phase of a modern business park

Area	Sq Ft	Sq M
Warehouse	20,081	1,865.59
First Floor Offices	2,422	226.87
Total	22,523	2,092.46

10% office content with LED lighting to office areas



2 level access loading doors



Self-contained secure service yard



40 parking spaces



2 EV charging spaces



8m minimum to haunch



37.5 KN sq m floor loading



Power supply of 270KVA



EPC rating B



Equivalent construction standard to BREEM 'Very Good'



Proposed specification & planning

The scheme has consent for Classes E(g), B2 and B8 uses and may be suitable for a variety of other uses subject to planning.

The Developer

Robert Hitchins Ltd



Specialising in the acquisition and delivery of consented land to housebuilders and in the investment and development of land and properties for the commercial property market, Robert Hitchins Limited is a long established family owned property company with an enviable reputation and track record of creating innovative land and property solutions that maximise returns for land owners, occupiers and investors.

Having pre-sold Unit 2 (53,500 sq f) to Greiner Bio-One Limited, Robert Hitchins has developed out a state of the art purpose built warehouse and office facility for Greiner, which will serve to further enhance the high quality business environment at Stroudwater 13.





ABB

Schlumberger

müller

RENISHAW
apply innovation™

BorgWarner

DAIRY PARTNERS

Oldends Lane

slb

Brunel Way

New Link Road

Unit 1
22,523 sq ft
2,092 sq m

Unit 2
53,500 sq ft
4,970 sq m

New residential development

Stroudwater Thirteen

Unit 2 PRE-SOLD TO greiner
BIO-ONE

Home to **major occupiers**

Stroudwater 13 is situated to the west of Stonehouse and Stroud, just off the A419 which connects Stroud to Junction 13 of the M5 motorway, which is between Gloucester and Bristol.

Drive Times

Stonehouse	1 mile	4 mins
M5 J13	1.5 miles	4 mins
Stroud	2.5 miles	12 mins
Gloucester	10 miles	20 mins
Cheltenham	15 miles	25 mins
Bristol	25 miles	40 mins
M5/M4 Interchange	48 miles	22 mins
Birmingham	65 miles	1hr 15 mins
London	120 miles	2hr 10 mins



Further Information

Terms

The Property is available on a Freehold or Leasehold basis. Full terms available on application with the joint agents.

Costs

Each party is to be responsible for their own legal and professional fees incurred in any transaction



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Robert Hitchens
The Complete Development Solution



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