



commercial property consultants

**COMING SOON**

**TO LET**

UNITS 1 & 2 BRUNEL COURT, STROUDWATER  
BUSINESS PARK, STONEHOUSE GL10 3SX



648.15 – 1,728.02 M<sup>2</sup> (6,977 – 18,601 FT<sup>2</sup>)

INDUSTRIAL UNITS  
5M EAVES HEIGHT (APPROX)  
SELF CONTAINED SITE

**CONTACT RALPH WELLS 07957 739858**

[www.wbmproperty.co.uk](http://www.wbmproperty.co.uk)

SWINDON 01793 232658 GLOUCESTER 01452 348915



## LOCATION

The premises are superbly located within Stroudwater Business Park on a self contained site with direct access onto Brunel Way, the main park access road.

Junction 13 of the M5 motorway is approximately 2 miles west via Oldends Lane and the A419 trunk road. The M5 motorway provides connections to Bristol and the M4 to the south and Birmingham and the Midlands to the north.

## DESCRIPTION

Unit 1 comprises a detached modern industrial building constructed of steel portal frame with brick block and clad elevations under a profiled sheet roof. Ground and first floor offices are located at either end of the building and there are two loading doors positioned within the elevation. The internal eaves height is approximately 5.5 metres.

Unit 2 comprises a semi detached industrial building which fronts Brunel Way and is of a steel portal frame construction with brick block and clad elevations under an underlined profiled asbestos sheet roof. The internal haunch height is approximately 5 metres to the main frame. Three storey offices and stores are provided and vehicular access is via a single roller shutter loading door in the buildings rear elevation.

## ACCOMMODATION

All measurements are approximate and on a net internal basis in accordance with the RICS Code of Measuring Practice.

### Unit 1

Warehouse	979.43 sq m	10,543 sq ft
GF Offices & stores	100.44 sq m	1,081 sq ft
<b>Total</b>	<b>1,079.87 sq m</b>	<b>11,624 sq ft</b>

### Unit 2

Warehouse	407.26 sq m	4,384 sq ft
Three storey offices & stores	240.89 sq m	2,593 sq ft
<b>Total</b>	<b>648.15 sq m</b>	<b>6,977 sq ft</b>

<b>TOTAL</b>	<b>1,728.02 sq m</b>	<b>18,601 sq ft</b>
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## TERMS

A new lease will be available direct with the landlord.

## RENT

Unit 1	£88,000 per annum exclusive
Unit 2	£53,000 per annum exclusive

## EPC

The units have an energy performance rating of:	
Unit 1	D81
Unit 2	D76

A copy of the EPC is available upon request.

## BUSINESS RATES

Please contact the agents for further information.

## LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which may be charged at the prevailing rate.

## VIEWING

Viewing and further information is strictly by prior appointment through the agents.

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11 Dorcan Business Village, Swindon, Wiltshire SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed, and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

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