



commercial property consultants  
**DRAFT**

**TO LET**

HANGAR 41, ASTON DOWN BUSINESS PARK, NR  
STROUD, GLOUCESTERSHIRE, GL6 8HX



4,231 M<sup>2</sup> (45,552 FT<sup>2</sup>)  
DETACHED WAREHOUSE/STORAGE FACILITY  
SECURE SITE & YARD  
FLEXIBLE LEASE TERMS

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## LOCATION

Aston Down is situated off the A419 equidistant from Cirencester and Stroud, with Swindon approximately 15 miles to the east. The A419 connects the site to Junction 13 of the M5 Motorway to the west 7 ½ miles and Junction 15 of the M4 to the east 20 miles.

## DESCRIPTION

Hangar 41 comprises a former domed hangar facility, constructed of reinforced concrete. Vehicle access is gained via full height metal sliding doors in both the front and rear elevations. Internally the storage area benefits from a maximum clear eaves height of 10m. Adjacent to the warehouse is a WC block.

The facility benefits from a 3 phase electrical power supply, warehouse lighting and oil fired heating system.

Externally there is an allocated yard area for loading and parking.

## ACCOMMODATION

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

Warehouse inc WC's    4,231 m<sup>2</sup>    45,552 ft<sup>2</sup>

## TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## QUOTING TERMS

£225,000 per annum exclusive.

Please note that all quoted rents are exclusive of business rates, service charge, building insurance and VAT (if applicable) payable quarterly in advance.

## BUSINESS RATES

The current rating list (2023) shows the premises as having a rateable value of £44,250 and it is currently assessed as "Warehouse and Premises".

Please note the rateable value is not the same as the rates payable. This is calculated by reference to the Uniform Business Rates multiplier (UBR) which changes at the start of each tax year.

## EPC

To be advised.

## LEGAL COSTS

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

## VIEWING

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

Please contact:

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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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