

FOR SALE FREEHOLD

WATERSIDE HOUSE

**BRUNEL WAY
STROUDWATER BUSINESS PARK
STONEHOUSE, GL10 3SW**

**40,732 SQ FT
(INCLUSIVE OF MEZZANINE
MEASURING 20,374 SQ FT)**

- **RARE FREEHOLD OPPORTUNITY**
- **EXCELLENT ACCESSIBILITY
TO M5/J13**
- **ESTABLISHED LOCATION FOR
MAJOR OCCUPIERS**



BRUNEL WAY

MAIN GATED ENTRANCE

SECURE GATED YARD



2 LEVEL ACCESS LOADING DOORS



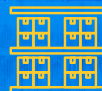
COMMERCIAL LIFT



RECEPTION ENTRANCE



RACKING IN SITU ON GROUND FLOOR



CAT 2 LIGHTING



1 DOCK LEVEL LOADING DOOR



WCS & CANTEEN

6.5M EAVES (FULL FLOOR TO CEILING)



UP TO 20M YARD DEPTH



CAR PARKING



270° SITE CIRCULATION



WATERSIDE HOUSE



TOTAL GIA
40,732 SQ FT (3,784.12 SQ M)



SITE AREA
1.97 ACRES



SITE COVERAGE
24%

PROPERTY LOCATION

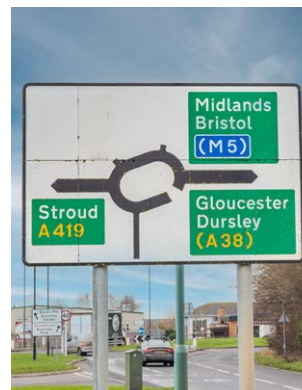
Reception
CTL Manufacturing
 Connecting to Quality

PRIME LOCATION

STROUDWATER BUSINESS PARK IS AN ESTABLISHED INDUSTRIAL PARK WITHIN STONEHOUSE, WHICH LIES 9 MILES SOUTH OF GLOUCESTER CITY CENTRE AND 3.5 MILES WEST OF CENTRAL STROUD.

The property is accessed off Brunel Way and is just off the A419, which is the main arterial route from the M5 heading east towards Stroud. The site benefits from excellent transport links to both the regional and national motorway network via Junction 13 of the M5 motorway and located 19 miles north from the M4-M5 interchange which provides direct access to London to the east and South Wales to the west.

The park is a popular destination amongst occupiers given its proximity to the M5 motorway junction. Major occupiers include Schlumberger, Dairy Partners, Muller and Renishaw.



Approximate distances to key locations:	1.5 MILES (2.4 KM) M5, J13	1 MILE (1.6 KM) Stonehouse	2.5 MILES (4 KM) Stroud	10 MILES (16 KM) Gloucester
	15 MILES (24 KM) Cheltenham	25 MILES (40 KM) Bristol & M4	48 MILES (77 KM) M5/M42 Interchange	120 MILES (193 KM) London

PROPERTY DESCRIPTION

FOR SALE FREEHOLD

THE PROPERTY COMPRISES A STEEL PORTAL FRAME UNIT INCORPORATING TWO STOREY OFFICES TO THE FRONT ELEVATION. THE PROPERTY WAS CONSTRUCTED IN THE 1980S AND EXTENDED FURTHER IN 1998/99.

Loading is provided to both gable ends of the unit via two level access loading doors and one dock loading door. The site benefits from two separate gated vehicular entrances with a concrete surfaced yard that wraps around three sides of the property.

Internally, the warehouse area has been fitted with an extensive mezzanine running the near full length of the floorplate, with the ground floor split into racked stores / dispatch, workshop areas and office accommodation, and the first floor comprising largely open plan workshop space together with office accommodation.

The office accommodation benefits from carpeted floors, plaster and painted walls, suspended ceilings and perimeter trunking. Ancillary accommodation provides a canteen / breakout area together with male and female WCs.

The overall site area measures approximately 1.97 acres representing a low site cover of approximately 24%.



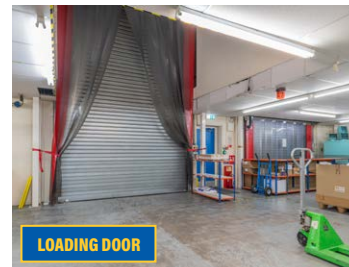
GROUND FLOOR PRODUCTION



MAIN ENTRANCE



RECEPTION



LOADING DOOR



COMMERCIAL LIFT

PROPERTY ACCOMMODATION



REAR ELEVATION



FIRST FLOOR MEZZANINE



GROUND FLOOR OFFICES

40,732 SQ FT (3,784.12 SQ M)



SITEPLAN



FIRST FLOOR OFFICES



LOADING/PARKING SOUTHERN ELEVATION

BUILDING	SQ FT	SQ M
Ground Production area and stores	17,484	1,624.27
Ground Ancillary (including offices)	2,874	267.05
First Workshop	19,388	1,801.20
First Ancillary	986	91.60
TOTAL GIA	40,732	3,784.12

The property has been measured in accordance with the RICS Code of Measuring Practice 6th edition on a gross internal basis

FURTHER INFORMATION

WATERSIDE HOUSE

SAT NAV: GL10 3SW

VIEWINGS

FOR FURTHER INFORMATION PLEASE CONTACT THE SOLE AGENTS:



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TENURE The property is available Freehold (Title no: GR127365).

SERVICES We understand that all mains services are available to the property. Interested parties are advised to make their own enquiries to confirm suitability, connectivity and capacity.

EPC Full EPC is available on request.

LEGAL COSTS Each party to be responsible for their own legal costs incurred in any transaction.

RATES The site has a rateable value effective from 1st April 2017 of £137,000. Interested parties to undertake their own enquiries with the Local Authority.

ANTI-MONEY LAUNDERING The purchaser will be required to submit documentation to satisfy AMLR requirements on agreeing terms.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Subject to Contract. February 2022

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