



**TO LET**

**Tel: 0117 984 8400**

# **UNIT 12 OLDENDS INDUSTRIAL ESTATE, STONEHOUSE, GLOUCESTER, GL10 3RQ**

**REFURBISHED INDUSTRIAL WAREHOUSE UNIT**

**Size 5,964 sq ft (554.07 sq m)**



- Modern refurbished industrial unit
- Only 1.7 miles from Junction 13 of the M5 Motorway
- 1 mile from Stonehouse Train Station
- Popular and Established Business Location



### LOCATION

The property is located on the established Oldends Industrial Estate in Stonehouse 1 mile from Stonehouse Train Station and 4.5 miles from Stroud. The estate benefits from easy access to junction 13 of the M5 Motorway 1.7 miles away which provides national road links to Gloucester, Cheltenham Birmingham, and the M50 and M6 Motorways. The M4 Motorway is 19 miles south.

The property is situated off Stonedale Road accessed via Oldends Lane. Nearby national occupiers include Muller, Delphi Diesel Systems, SKF Group, and Renishaw. Other occupiers on the estate include Zyex, 101 Engineering Ltd, Protective Solutions Ltd and National Oilwell Varco.

### DESCRIPTION

The property comprises a mid-terrace single storey industrial unit of steel portal framed construction with block work cavity walls topped with profile steel cladding beneath a pitched roof. Internally, there is a single office area and two separate WC 's. The unit is accessed via a separate pedestrian door in the office/reception area and a full height up and over shutter door measuring 4.32m high by 3.3m wide. The unit benefits from a minimum eaves height of approximately 4.56m and a maximum height of 6.09m.

### SERVICES

All mains services are connected to the property including gas, water, drainage and electricity.

### PLANNING / USE

All interested parties to make their own enquiries with the Local Planning Authority. We understand the estate benefits from B1(c), B2 and B8 use.

### TENURE

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

### ACCOMMODATION

The property comprises a total Gross Internal Area of 5,964 sq ft (554.07 sq m).

### PARKING

There is generous car parking to the front of the unit.

### VAT

All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries.

### RENT

Upon application

### BUSINESS RATES

Business rates information is available on request.

### SERVICE CHARGE

A service charge exists for the maintenance and upkeep of the common parts. Further details are available on request.

### LEGAL FEES

Each party is to be responsible for their own legal costs incurred in connection with the transaction

### EPC

Unit 12 has an EPC rating of: C68

### VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the joint agents:

**Robert Brophy** BNP Paribas Real Estate  
Tel: 0117 984 8450 / 07887 058 702  
Email: robert.brophy@bnpparibas.com

Or the Joint Agent:  
Ralph Wells, WBM Property, 01793 232 658

June 2017. SUBJECT TO CONTRACT



