

TO LET TOGETHER OR INDIVIDUALLY— Industrial Units

2 Brunel Court, Stroudwater Business Park, Stroud, GL10 3SX

BK Bruton Knowles

est. 1862



- Approx 6,977. Ft
- Established Industrial Estate
- Suitable for a range of manufacturing and warehousing operations
- Large yard

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LOCATION

The units are located within Stroudwater Business Park inside a self contained site with direct access onto Brunel Way. Junction 13 of the M5 lies approximately 2 miles west via Oldens Lane and the A419 trunk road. The M5 provides links to the likes of Bristol, Birmingham and further Midlands.

DESCRIPTION

Unit 2 provides a semi-detached unit facing onto Brunel Way of steel portal frame construction with brick blockwork and clad elevations under an underlined profiled asbestos sheet roof. Unit 2 benefits from three storey offices and stores alongside a single roller shutter loading door to the rear.

RENT

£7 per square foot exclusive.

TERM

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

ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
Unit 2		
Warehouse	407.29	4,384
Office and Stores	240.89	2,593
Total	648.19	6977

EPC

New EPC to be commissioned for each unit.

VAT

VAT will be applied to all costs.

RATES

We advise that all interested parties make their own enquiries with the GOV UK rates valuation.

<https://www.gov.uk/correct-your-business-rates>

PLANNING CONSENT

All interested parties to make their own use class enquiries in line with local planning policy.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

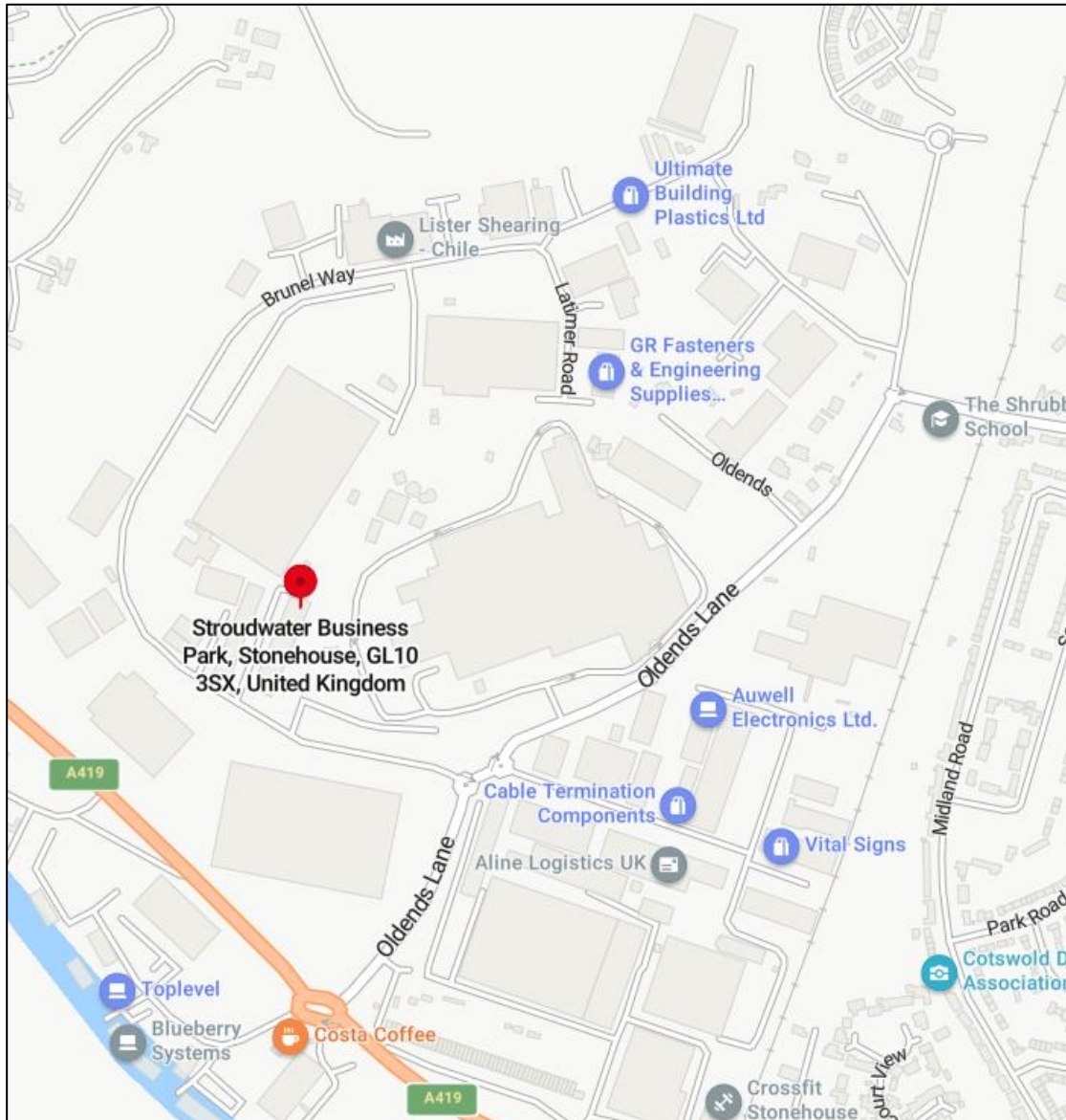
FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.



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