



**ANDREW  
WATTON**  
Property Consultants



**To LET**



**UNIT 10 SPRINGFIELD BUSINESS CENTRE,  
BRUNEL WAY, STONEHOUSE, GLOUCESTERSHIRE GL10 3SX**

- ❖ **QUALITY MODERN, SPACIOUS OFFICES AVAILABLE WITH PARKING**
- ❖ **FROM 400 SQ FT UP TO WHOLE SUITES OR THE WHOLE BUILDING**
- ❖ **ALL INCLUSIVE HIGHLY COMPETITIVE RENTALS**

**RENTALS FROM: £7,280.00 PER ANNUM INCLUSIVE, PLUS VAT; SUBJECT TO CONTRACT  
VIEWING: Strictly by Appointment with Andrew Watton Property Consultants**

COM/0732 DATE: 16.03.2015 (rev.130116)

**THE SITUATION:-**

**premises are situated on Springfield Business Park, on the Stroudwater Estate, which is the largest Industrial**

Estate serving the Stroud District, with recent expansion pushing the area well beyond 100 acres of employment use. The location is convenient for both the M5, J13 (2 miles) and the main centres of Stroud, Stonehouse, Cheltenham, Gloucester and Bristol.

**THE PREMISES:-**

which are purpose built, are of traditional industrial construction built approximately 25 years ago and these Units have been improved with the provision of a Mezzanine Floor and excellent Offices. Units have a Roller Shutter Door to the Warehouse plus Car Parking directly in front of the Office and Reception areas.

**THE ACCOMMODATION comprises (all dimensions are approximate):-  
on the Ground Floor**

Reception Area: 20' 8" x 10' 4" with Tiled Floor and Door to {94 sq ft}  
with access off to 21' 6" x 18' 0" with Roller Shutter Door, Shower Room {40 sq ft}  
Warehouse and Locker Storage

Inner Hallway with access to Toilets.

Male Cloakroom: Low Level WC and Wash Hand Basin

Female Cloakroom: Low Level WC and Wash Hand Basin

Main Hallway: with Door to Suite 1 and Kitchen 11' 1" x 4' 6"

Office (Suite 1) 24' 2" x 21' 8" maximum plus {535 sq ft}

Cupboard to one side 4' 0" x 3' 0"

Office (Suite 2) 28' 0" x 18' 0" maximum less

Fire escape to corner plus small recess 6' 4" x 5' 4" {504 sq ft}

**on the First Floor**

Office Suite 3A: 24' 6" x 19' 10" {485 sq ft}

Office Suite 3B: 24' 6" x 19' 10" {485 sq ft}

Kitchen: 9' 8" x 5' 6" with Single Drainer Stainless Steel Sink Unit

Lobby

Male Cloakroom: with Lobby and Door to:

Toilet with Low Level WC and Wash Hand Basin

Female Cloakroom: with Lobby and Door to:

Toilet with Low Level WC and Wash Hand Basin

Front Office (Suite 4): 14' 8" x 11' 0" {158 sq ft}

**OUTSIDE:**

parking for seven vehicles to the front of the property, with additional space alongside in the Customers' Car Parking area.

**SERVICES:**

all Mains Services except Gas are understood to be connected. Heating is by Electric Heaters and combined Heating/Ventilation by Ceiling Air Conditioning Units.

**PLANNING:**

the property benefits from B1 Planning Consent.

**LEASE TERMS:**

the property is available as Services Office/Storage (B1 use) with the two floors designed to offer flexibility by way of short Leases, inclusive of Business Rates, Water and Electricity. The accommodation available provides individual Offices to multiple Offices to suit individual requirements. All Offices have Air Conditioning/Heating Units.

Suite 1: £8,560 per annum

Suite 2: £7,280 per annum

Suite 3A: £7,632 per annum

Suite 3B: £7,920 per annum

Suite 4: LET

Warehouse & Reception Area: LET

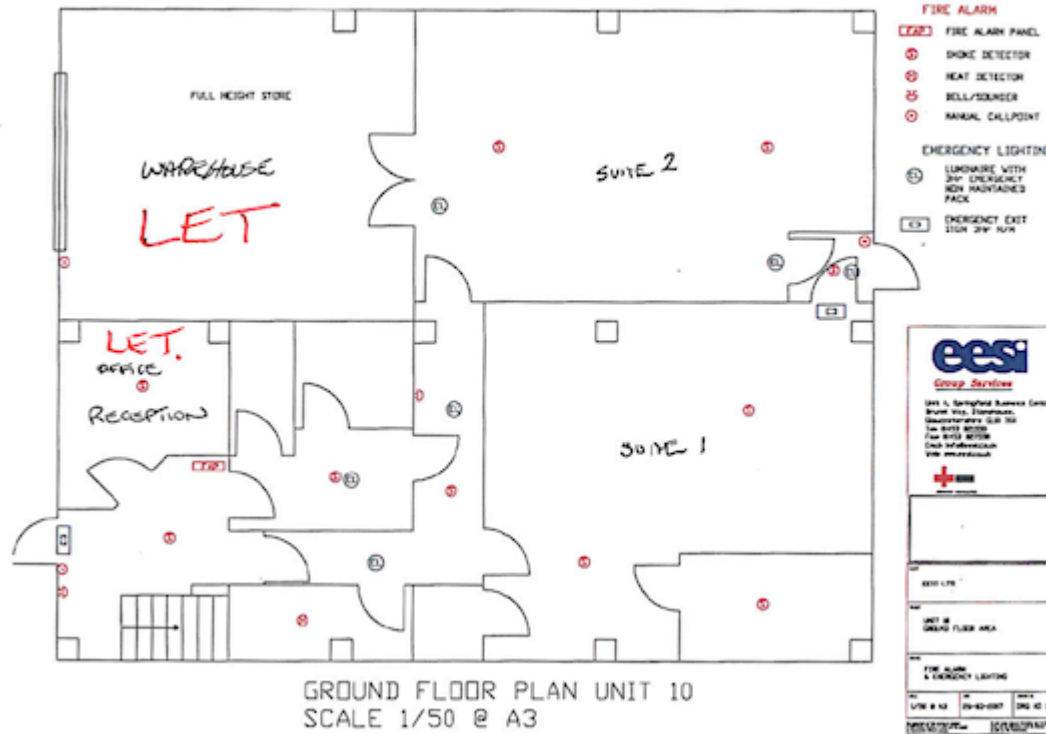
**COSTS:**

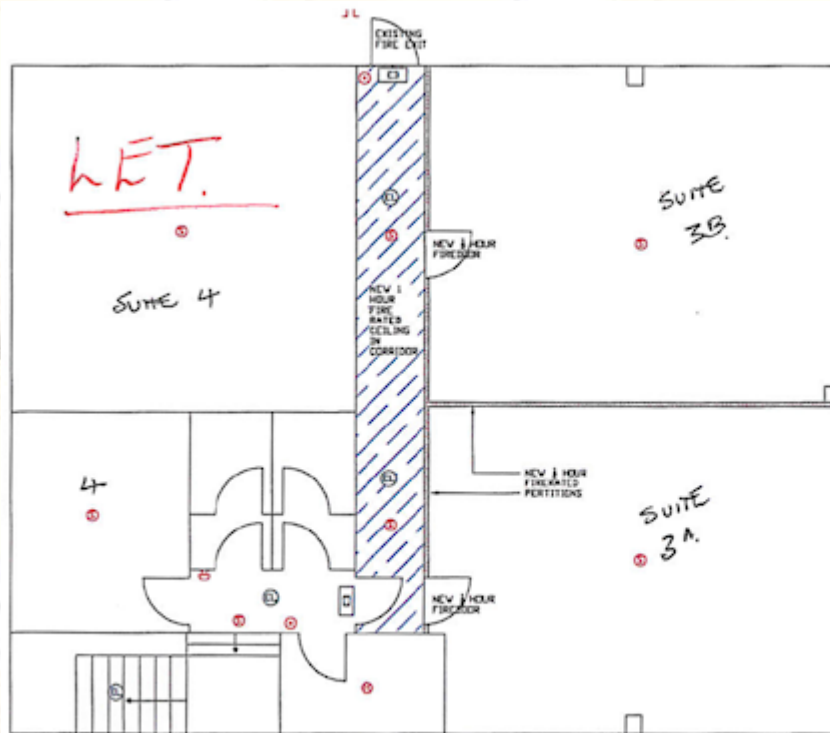
The ingoing Tenant will be liable for the Landlord's Legal Costs of the transaction.

**DISCLAIMER**

Andrew Watton Property Consultants and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are, give notice that:-

1. These particulars are given and any statement about the property is made without responsibility on the part of Andrew Watton Property Consultants or the seller or landlord and do not constitute the whole or any part of an offer or contract.
2. Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
3. No employee of Andrew Watton Property Consultants has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
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5. Except in respect of death or personal injury caused by the negligence of Andrew Watton Property Consultants or its employees or agents, Andrew Watton Property Consultants will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by Andrew Watton Property Consultants.
6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Andrew Watton Property Consultants shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.





FIRST FLOOR PLAN UNIT 10  
SCALE 1/50 @ A3

- FIRE ALARM**
- FIRE ALARM PANEL
  - SMOKE DETECTOR
  - HEAT DETECTOR
  - BELL/CALLPOINT
  - MANUAL CALLPOINT
  - EMERGENCY LIGHTING  
LUMINAIRE WITH 3W+ EMERGENCY NON MAINTAINABLE PACK
  - EMERGENCY EXIT SIGN 3W+ 60V
  - NEW CEILING (CONCRETE)
  - NEW PARTITION (CONCRETE)

**eesi**  
Group Services

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eesi LTD

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UNIT 4  
PUNCH WAY

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PREPARED BY: ANDREW WATTON  
DATE: 15/01/2010  
SCALE: 1/50 @ A3



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