



**For Lease - Stonehouse**

**£210 Per calendar month**

Unit 10 Brunel Way, Stonehouse GL103SX

## Quality offices with parking close to M5 Motorway

Price: £210 Per calendar month

**THE SITUATION** The 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 to	20'8" x 10'4" with tiled floor and door 94 ft <sup>2</sup>
with access off to room	21'6" x 18'0" with roller shutter door, shower 404 ft <sup>2</sup>
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 ft<sup>2</sup>

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

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

5'4" 504 ft<sup>2</sup> Fire escape to corner plus small recess 6'4" x

On the First Floor

Office Suite 3A 24'6" x 19'10"  
485 ft<sup>2</sup>

Office Suite 3B 24'6" X 19'10"  
485 ft<sup>2</sup>

Kitchen 9'8" x 5'6" with single drainer stainless steel sink  
unit

Lobby

Male Cloakroom with lobby and door to:

Toilet low level WC and wash hand basin

Female Cloakroom with lobby and door to:

Toilet low level WC and wash hand basin

Front Office (Suite 4) 14'8" x 11'0"  
158 ft<sup>2</sup>

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REGISTERED IN ENGLAND. REGISTERED COMPANY NO:  
08769798

**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 flexible 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 con/heating units.

**Suite 1** £8560 per annum

**Suite 2** £7280 per annum

**Suite 3A** £7632 per annum

**Suite 3B** £7920 per annum

**Suite 4** £2528 per annum

**Warehouse & Reception area** £4516 per annum

**COSTS** The ingoing tenant will be liable for the Landlord's legal costs of the transaction.

MISREPRESENTATION ACT 1967

Messrs Andrew Watton for themselves and or the Vendors of this property whose Agents they are, give notice that:

1. All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or the Vendors.
2. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact.
3. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars.
4. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation

or warranty whatever in relation to this property.

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**Energy Performance Certificate** HM Government  
 Non-Domestic Building

Unit 15 Springfield Business Centre, Brunel Way  
 Stroudwater Business Park  
 STONEHOUSE  
 GL19 2BX

Certificate Reference Number:  
 9276-3017-0726-0000-9205

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. This rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/lepd](http://www.communities.gov.uk/lepd).

**Energy Performance Asset Rating**

More energy efficient

**A+** Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**87** This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
 Building environment: Air Conditioning  
 Total useful floor area (m<sup>2</sup>): 297  
 Building complexity (NDS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 46.06

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
 31 If newly built  
 63 If typical of the existing stock