

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

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· PARTICULARS ·

FOR SALE

MODERN INDUSTRIAL PREMISES IMMEDIATELY AVAILABLE

1,341 SQ M (14,431 SQ FT) / 0.33 HECTARES (0.822 ACRES)

- Excellent Modern Industrial Premises (Built 2003) •
 - First Class Location •
- Approximately 2 Miles From M5 Motorway (Junction 13) •
 - Detached Double Unit •
- Landscaped Site & Substantial Car Parking •
 - Established Business Park Location •



**UNIT 2/2B – THE BRUNEL CENTRE
BRUNEL WAY
STROUDWATER BUSINESS PARK
STONEHOUSE
GLOUCESTER
GL10 3RU**

LOCATION

The subject property is located in a fast developing business location, approximately 2 miles from the M5 Motorway (Junction 13). The M5 provides fast national communication links along with the M4.

Bristol, Cardiff and Birmingham airports are all within 1 hour drive time, with London and Manchester approximately 2 hours distant and regional centres including Gloucester, Bristol, Bath and Swindon are all within less than a 30 minute drive time.

The Stonehouse/Stroud area has attracted a number of large corporate occupiers including Schlumberger, Astra Zenica, Renishaw PLC and Dairy Crest.

There are Inter-City rail links running regularly from Stonehouse and Stroud to London approximately 1 hour 40 minutes and Swindon approximately 30 minutes distant.

THE PROPERTY

The property comprises a modern (built 2003) detached single storey double light industrial unit with offices at ground and first floor level, of steel portal frame construction with cavity brick and blockwork elevations, surmounted by Plastisol coated lined and insulation steel cladding under a similarly clad roof.

The property has a solid concrete floorslab throughout, an eaves height of 6 metres and two independent production areas are separated by way of a full height concrete blockwork wall, with an opening as an interconnecting facility.

Each independent production area has an electrically operated roller shutter door and there are two independent access points to office areas within each unit.

The office accommodation is air conditioned and partitioned, there is Category 2 lighting throughout and Category 5 cabling, as well as gas fired central heating.

Production Area 1 has 4 Powramatic warm air blowers and Production Area 2 has 2.

Externally, there is dedicated parking for 44 cars (including 3 disabled spaces), adequate turning and loading facilities and the site is landscaped and has a dedicated sitting out area.



ACCOMMODATION

Measured on a gross internal area basis, in accordance with The Royal Institution of Chartered Surveyors, Code of Measuring Practice, the property has the following areas.

SUMMARY FLOOR AREAS	sq m	sq ft
Production Area 1	576.48	6,204
Production Area 2	382.20	4,113
Within Production Area 2 is a single storey blockwork building, providing a mobile cleaning area, male & female WCs, storage, kitchen, disabled WC/shower and meeting/rest room.		
Ground Floor Offices	191.10	2,057
Providing reception area, male, female and disabled WCs, general office, partitioned office accommodation and a showroom.		
First Floor Offices	191.10	2,057
Providing male and female WCs, kitchen, sales and marketing office, MD's office and service office (all interconnecting).		
Total Production Area	958.68	10,317
Total Office Area	382.20	4,114
TOTAL GROSS INTERNAL AREA	1,340.88	14,431

NOTE

See plan attached – for illustration purposes only.



SERVICES

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

TOWN & COUNTRY PLANNING

We are advised by Stroud District Council, Planning Control Department, that the property has consent for use as light industrial accommodation, within Class B1 of the Town & Country Planning (Use Classes) Review of 2005.

RATING

We have made enquiries of the Valuation Office Agency – Rating List on the Internet and the following assessment is relevant to the subject property.

2005 Rateable Value

- 2 Brunel Way Stonehouse Gloucestershire GL10 3RU £62,500
Factory and Premises

TENURE

We understand that the property is freehold.

ASKING PRICE

Offers in the region of **£875,000 (Eight Hundred and Seventy Five Thousand Pounds)** are sought for the freehold interest with the benefit of vacant possession.

The property may be available to lease on terms to be agreed, subject to satisfactory covenant.

VALUE ADDED TAX

VAT will be payable on the purchase price at the prevailing rate.

COSTS

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

VIEWING

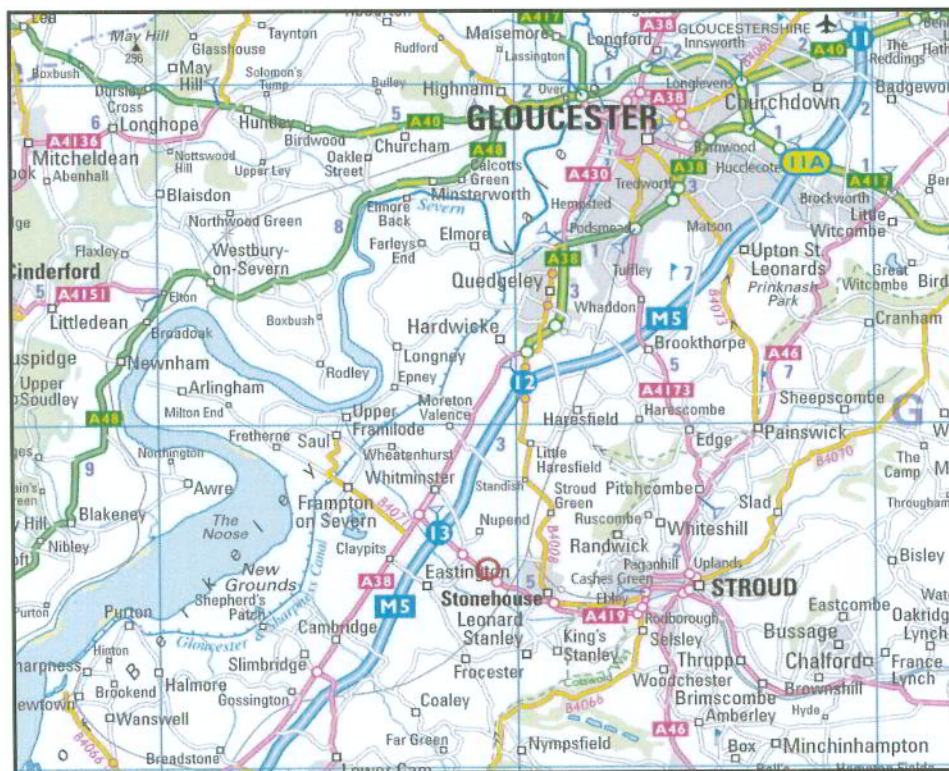
Strictly by appointment only through the Sole Agents.

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PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

Muson Liggins Limited, for themselves and the Vendors or the Lessors of the property whose Agents they are, give notice that:

1) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract.

2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given in good faith and without responsibility and are believed to be correct, but intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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1 All dimensions, distances and floor areas are approximate and for guidance purposes only.

2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.

3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.

4 All plans supplied by the Agents are provided solely to assist in the identification of the property.

5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.

6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

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