

# Unit 202

Stonehouse Park, Stonehouse, GL10 3UT

**HW** Hawkins  
Watton



## TO LET

1,421 TO 2,931 SQ FT  
(132.02 TO 272.30 SQ M)

£55,000 PER ANNUM

SELF-CONTAINED  
MODERN OFFICE  
BUILDING

- APPROX 3000 SQ FT
- EXCELLENT LOCATION CLOSE TO M5 JUNCTION 13
- GOOD CAR PARKING AND ON SITE AMENITIES

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## Summary

Available Size	1,421 to 2,931 sq ft
Rent	£55,000 per annum
EPC Rating	Upon enquiry

## Location

Stonehouse Park is an established and popular business park situated in close proximity to Junction 13 of the M5 which provides easy access to the M4/M5 interchange at Almondsbury as well as Bristol, Birmingham and South Wales.

Stonehouse has attracted a large number of high quality companies including Renishaw, Siemens, Burse and Astra Zenica due to the area's well established infrastructure, excellent communications and skilled workforce

## Description

The property comprises a modern two-storey self-contained office building.

Internally the property provides attractive and easily adaptable office accommodation over two floors with a number of individual offices and meeting rooms having been created. Externally, the property benefits from a generous parking allocation of 12 spaces.

## SERVICES

All mains services are connected or available. We confirm we have not tested any of the service provisions and interested parties are advised to satisfy themselves of their condition.

## RATINGS

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

## TERMS

The property is available by way of new full repairing and insuring lease at a commencing rental of £55,000 per annum exclusive.

The occupying tenant will be responsible for paying their fair proportion of the estate's service charge.

## EPC

The property has an EPC rating of C and the Certificate can be accessed via the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9156-3041-0750-0400-9005>

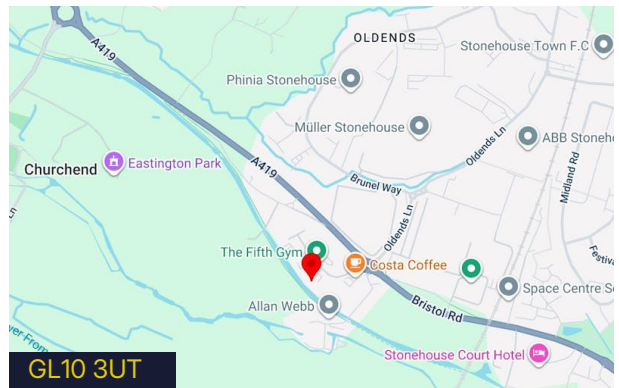
## COSTS

Each party will be liable for their own legal costs of the transaction.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,421	132.02
1st	1,510	140.28
<b>Total</b>	<b>2,931</b>	<b>272.30</b>



## Viewing & Further Information



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