

First Floor
101 Stonehouse Park
Stonehouse
Glos GL10 3UT

TO LET – Offices



- MODERN FIRST FLOOR OFFICES
- 2229 SQ FT (207.1 M²)
- EXCELLENT LOCATION CLOSE TO M5 JUNCTION 13
- GOOD CAR PARKING

COM/7052 DATE: 27.01.2020

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, Unite and Astra Zenica due to the area's well established infrastructure, excellent communications and skilled workforce.

DESCRIPTION

The property comprises the entire first floor of a modern 2-storey office building.

Internally the property provides attractive office accommodation and has been fitted out to create a combination of open plan work space with reception area and meeting rooms. The property benefits from air conditioning and a generous parking allocation of 12 spaces.

ACCOMMODATION (all areas, where quoted, are approximate net internal areas).

Description	Sq ft	M ²
First floor area	2229	207.1
Total	2229	207.1

SERVICES

All mains services are connected or available.

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 a new lease for a term of year to be agreed at a commencing rental of £40,000 per annum exclusive.

SERVICE CHARGE

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

EPC

The property is awaiting an EPC rating and the Certificate will be available shortly upon request.

COSTS

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

VIEWING

To arrange a viewing contact the sole agent: Hawkins Watton Ltd on

Tel: 01453 753753 / Email: admin@hawkinswatton.co.uk

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