

1-2 Lower Wharf
Wallbridge
Stroud
Glos GL5 3JT

TO LET – Industrial/Trade Counter



- Approx 8000 sq ft of adaptable commercial space
- Highly prominent position on Bath Road (A46)
- Suitable for a variety of uses: retail/storage/office/trade counter
- Ample parking and loading

RENTAL: £70,000 PER ANNUM, EXCLUSIVE, SUBJECT TO CONTRACT

COM/8118 DATE: 09/07/2025

LOCATION

The property is located on the edge of Stroud town centre prominently situated on the A46 Bath Road close to the roundabout junction with the A419. The town's vibrant retail centre and railway station are a short walk away.



DESCRIPTION

Units 1 and 2 comprise of interlinked 2-storey commercial units that currently provide mainly open storage on the ground floor and a combination of showroom and offices on the first floor.

The space will be stripped out and would ideally suit a single occupier, though there is potential to separate the 2 individual units. There is generous parking and loading to the front and side of the property.

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

GIA	Sq ft	M²
Ground floor	4061	377.3
Frist floor	4061	377.3
Total	8122	754.6

SERVICES

We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

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 at a commencing rental of £70,000 p.a. exclusive, for a term of years to be agreed.

EPC

Awaiting EPC.

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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