



FOR SALE

Former Crown Aluminium Premises, Stafford Mill, London Road, Stroud GL5 2AZ



Sanderson
Weatherall



Location

The property is ideally located at the northern end of Stafford Mill industrial estate, which is on the western side of the London Road (A419) between the villages of Bowbridge and Thrupp, near Stroud.

The surrounding area is industrial in nature, with some residential properties also nearby. Stroud Town Centre is approximately one mile to the north.

Junction 13 of the M5 Motorway is around six miles to the east, providing good access to the national motorway network.

Access to the property is through the shared access for Stafford Mill industrial estate.

The property can be found by using what3words: [///spindles.brands.ruffle](https://www.what3words.com/#!/spindles.brands.ruffle)

Description

The property comprises a detached single storey industrial facility of block/ brick and steel frame construction with attractive stone cladding.

Internally the property is arranged to provide single storey offices, meeting rooms with staff facilities, works offices, stores, two bays of workshop and a dispatch warehouse.

The workshop and warehouse areas are divided into three areas, with concrete floors and painted walls. There are two drive in level access doors, with dual leaf sliding doors within the southern elevation and a roller shutter within the western elevation. Eaves heights are around 4.3metres.

Externally there is a concrete surfaced yard providing parking, storage and loading facilities.

Accommodation

Description	Approximate Gross Internal Area	
	SQ M	SQ FT
Offices	183.26	1,973
Front workshop	790.45	8,508
Rear workshop	994.96	10,710
Warehouse	326.41	3,513
<u>Total</u>	<u>2,295.08</u>	<u>24,704</u>

We understand that the site extends to approximately 0.393 ha (0.971 acres), giving a building site coverage of approximately 58%



Energy Performance

A copy of the EPC is available upon request.

Rateable Value

The property has a 2023 rateable value of £89,000. The 2025-2026 amount payable is approximately £49,395.

Tenure

We understand that the property is of freehold tenure, held on two titles (GR100022 and GR106023).

Guide Price

£1,360,000, exclusive, subject to contract.

VAT

All amounts are quoted exclusive of VAT, which is payable in addition to the purchase price at the prevailing rate.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewings

Viewing is strictly by appointment with the sole agents only.

For further information, please contact:

James Carver
james.carver@sw.co.uk
07901 710 668

or

Ben Bushill
ben.bushill@sw.co.uk
07355 035 903

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