

Storage Facility  
200 Westward Road  
Ebley  
Stroud  
Glos GL5 4SP

## TO LET – Storage Unit



- Self-contained 2-storey units plus additional separate storage unit
- Ample parking and yard
- Convenient location between Stroud and Stonehouse
- New lease available on flexible terms

**RENTAL: £15,000 PER ANNUM, EXCLUSIVE, SUBJECT TO CONTRACT**

COM/8112    DATE: 21.05.2025

## LOCATION

The property is located on Westward Road, conveniently situated to provide easy access to both Stroud town centre or Stonehouse and Junction 13 of M5.

## DESCRIPTION

The available space comprises of a self-contained 2-storey commercial unit that provides ground floor storage and workshop with additional storage/offices on first floor. Currently there are no WC facilities, but these can be installed. There is also an additional separate storage unit situated adjacent to the main unit. There is a gated entrance and generous parking.

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

| <b>GIA</b>   | <b>Sq ft</b> | <b>M<sup>2</sup></b> |
|--------------|--------------|----------------------|
| Ground floor | 502          | 46.6                 |
| First floor  | 731          | 67.9                 |
| <b>Total</b> | <b>1233</b>  | <b>114.5</b>         |
| Storage      | 518          | 48.1                 |

## 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 £15,000 p.a. exclusive, for a term of years to be agreed.

## EPC

Awaiting an 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](mailto:admin@hawkinswatton.co.uk)

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