

TO LET MODERN SELF-CONTAINED OFFICE BUILDING

alder king

PROPERTY CONSULTANTS

403 Stonehouse Park

Stonehouse, Gloucestershire, GL10 3UT

Total Floor Area 1,820 sq ft (169.08 m sq)

- Excellent location adjacent to Junction 13 of the M5
- Modern open plan offices
- New lease available

Location

Stonehouse Park is an established, high quality business location situated in close proximity to Junction 13 of the M5 Motorway, which provides easy access to Gloucester and Cheltenham to the north and Bristol and the M5/M4 interchange to the south.

Stonehouse has attracted a large number of companies including Sartorius, Schliemberger, Greiner Bio-One and Astra Zenica, due to the areas well established infrastructure, excellent communications and skilled workforce.



M5



**Junction 13
1 mile**

Gloucester



1.5 miles

Stonehouse



1 miles

Stroud



3 miles

Bristol



25 miles

Description

The property comprises of a two storey self contained mid-terraced office building of framed construction with brick and clad elevations under a pitched and tiled roof.

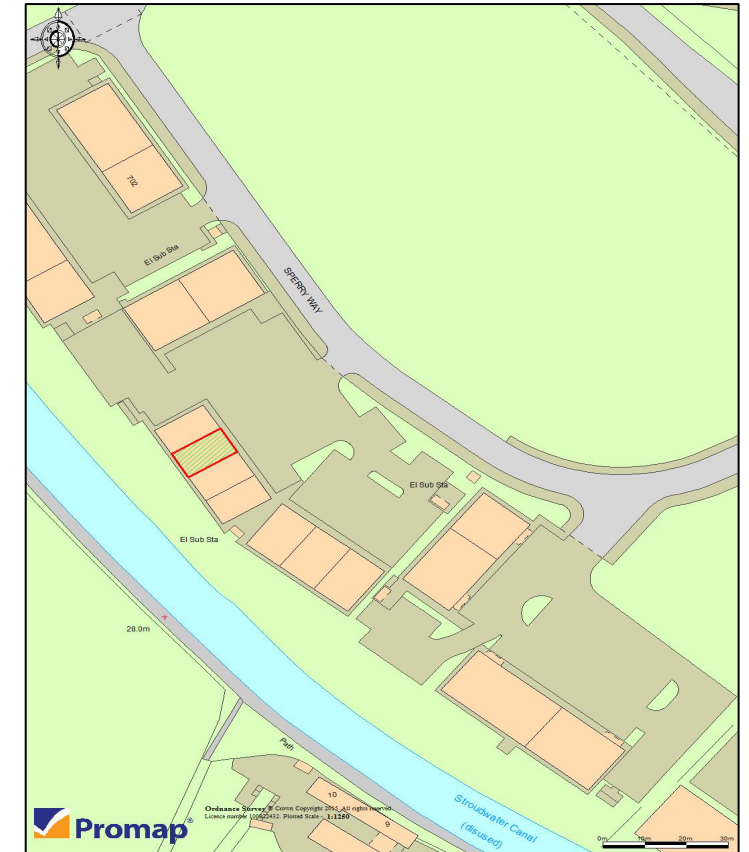
Internally the property provides attractive predominantly open plan office accommodation over two floors. The specification benefits include double glazed windows, fully accessible raised floors, suspended ceilings with recessed light fittings and comfort cooling.

There are eight allocated car parking spaces.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
Ground floor	910	84.54
First floor	910	84.54
TOTAL	1,820	169.08



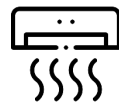
Fully accessible raised floors



Suspended ceilings



Comfort cooling



Onsite parking



Recessed lighting



WC facilities



Rates | EPC | Terms

Business Rates

The property currently has split assessments for Business Rates and will require a new assessment.

Interested parties should make their own enquiries to Stroud District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is B43 and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)



Lease

The property is available on a new full repairing lease on terms to be agreed.

Rent

The rent is based on £18.50 per sq ft per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.