



Powell Lloyd

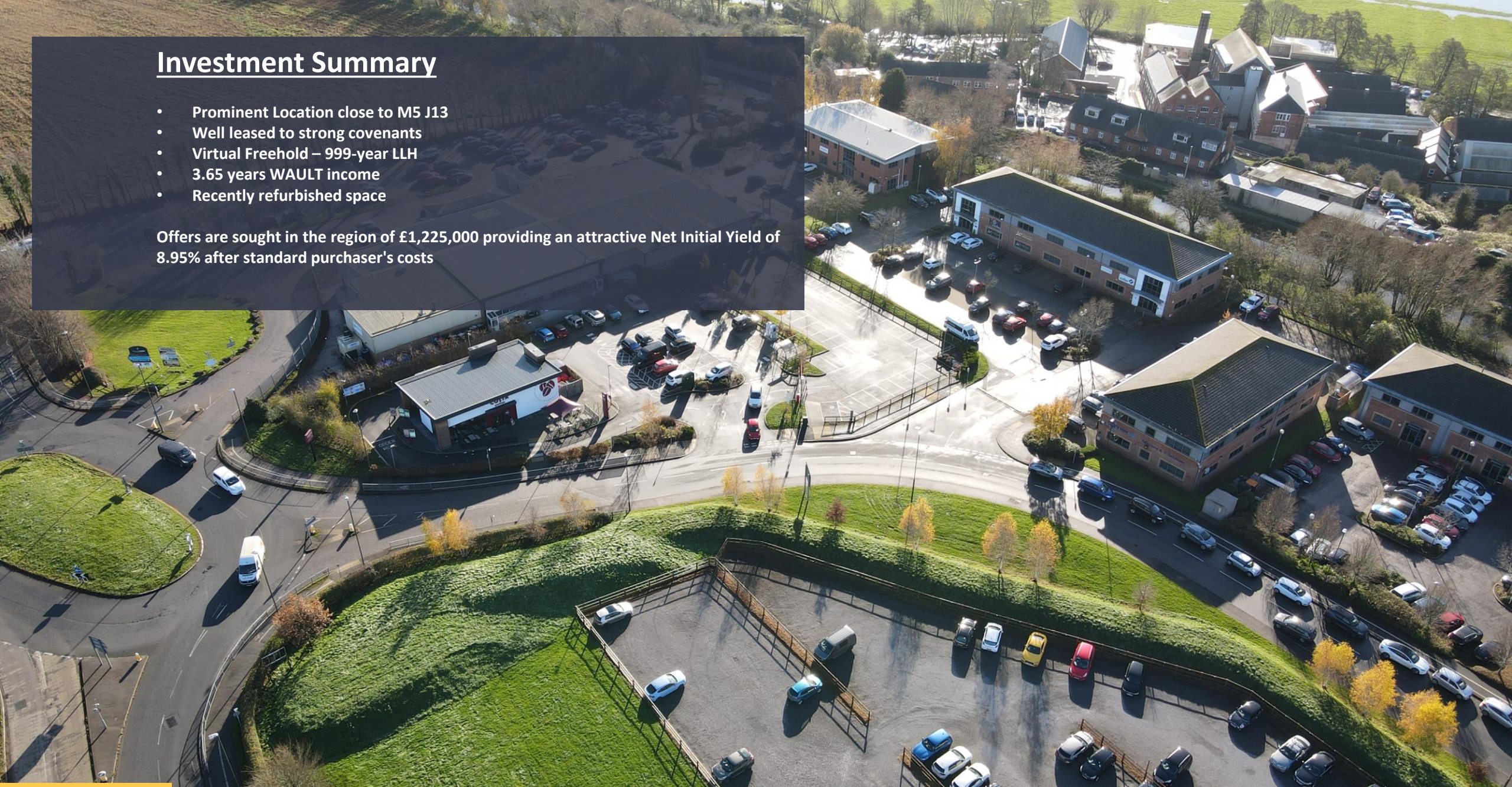
Well-let Semi-Detached Business Park Investment

**Stonehouse – Unit 102 Stonehouse Business Park – GL10 3UT**

# Investment Summary

- Prominent Location close to M5 J13
- Well leased to strong covenants
- Virtual Freehold – 999-year LLH
- 3.65 years WAULT income
- Recently refurbished space

Offers are sought in the region of £1,225,000 providing an attractive Net Initial Yield of 8.95% after standard purchaser's costs



## Location

Stonehouse Business Park is an established and thriving business location situated 2 miles from Junction 13 of the M5 and just west of the affluent town Cotswold town, Stroud. The location provides excellent motorway access to major UK centers as well as public transport via nearby rail and bus stations in Stroud.

Stonehouse attracts high-quality companies including Renishaw, Muller, Dairy Partners and Borg Werner Technologies due to the area's well-established infrastructure, excellent communications and skilled workforce.

## Description

The property comprises a modern two-storey, semi-detached office developed in 2006. The unit offers high quality, recently refurbished space, benefitting from a lift and WC facilities off common areas. The building has recently had a new boiler and LED lighting fitted.

Both tenants have been in occupation for many years.

Each floor provides approximately 3,225 sq ft (299.6 sq m) of net internal area with 16 allocated car parking spaces.

Total accommodation is therefore 6,450 sq ft (599.2 sq m). 32 car parking spaces.

## Tenure

Long Leasehold – new 999 year virtual freehold.

## EPC

The property has EPC ratings of B – 44.



## Tenancies

Unit	Floor area	Tenant	Rent	Rent psf	Lease Start	Lease End	Tenant Break
Unit 102 - Ground Floor	3,225 sq ft / 299.6 sq m	Schenck Process UK Ltd (ex-Clyde Process Ltd)	£56,438.00	£17.50	24 August 2012	23 August 2027	
Unit 102 - First Floor	3,225 sq ft / 299.6 sq m	National Nuclear Laboratory Ltd (ex-Nexia Solutions Limited)	£59,662.50	£18.50	09 July 2024	08 July 2029	09 July 2027
<b>Total</b>	<b>6,450 sq ft / 599.2 sq m</b>		<b>£116,100.50</b>				

## Covenant

**Schenck Process Uk Ltd (t/a Redler)** – 04925560 – Redlar are specialists in the design, manufacture and supply of materials handling equipment and systems to customers across the globe. They have a Creditsafe score of 96/100 and are deemed 'Very Low Risk'. Latest accounts indicate Shareholders Funds of £44.93m.

**National Nuclear Laboratory Ltd** – 03857752 – Established in 2008, the National Nuclear Laboratory brings together the UK's nuclear research and development capability into one organization, they currently employ 1,470 staff across 8 strategic UK locations. They have a Creditsafe score of 86/100 and are deemed 'Very Low Risk'. Latest accounts indicate Shareholders Funds of £75.21m.

## VAT

The property is registered for VAT and it is proposed that the sale will be treated as a 'Transfer of a Going Concern'.



Typical floor plan

## AML

When submitting a bid for the property, potential purchasers will need to provide appropriate documentation capable of satisfying the requirements of the Anti-Money Laundering Regulations.

## Proposal

Our client is seeking offers in the region of **£1,225,000** (One Million, Two Hundred and Twenty-Five Thousand Pounds) - Subject to Contract.

A purchase at this level would reflect a net initial yield of 8.95% assuming standard purchaser's costs of 5.94%



For further information or to arrange an inspection, please do not hesitate to contact:



**Powell Lloyd**

24 Windsor Place, Cardiff, CF10 3BY  
[www.powell-lloyd.co.uk](http://www.powell-lloyd.co.uk)

**Dan Evans**

+44 (0)2920 098844

+44 (0)7855 245 527

[dle@powell-lloyd.co.uk](mailto:dle@powell-lloyd.co.uk)

**James Sanders**

+44 (0)2920 43 28 88

+44 (0)7967 203 595

[jps@powell-lloyd.co.uk](mailto:jps@powell-lloyd.co.uk)

### Misrepresentation Clause

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.