

alder king

PROPERTY CONSULTANTS

**Unit 13
Springfield Business
Centre
Stonehouse
Gloucestershire
GL10 3SX**

TO LET

**Modern Industrial
Warehouse Unit**

**Approximately 2,420 Sq Ft
(224.75 Sq M)**

- **Established business location**
 - Recently refurbished
 - Close to M5 Motorway at Junction 13
 - New lease available



Location

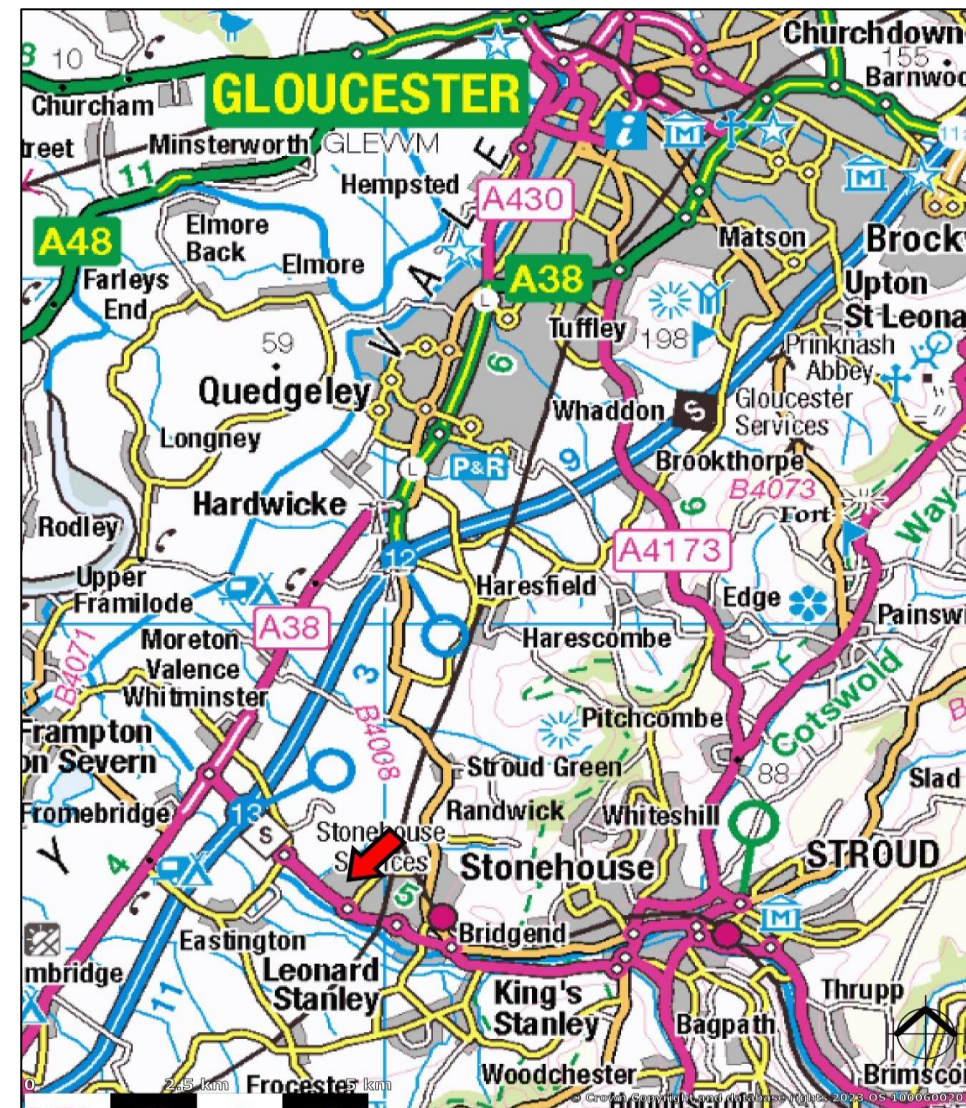
The building is located within Stroudwater Business Park just off the A419, approximately 2 miles west of Junction 13 of the M5.

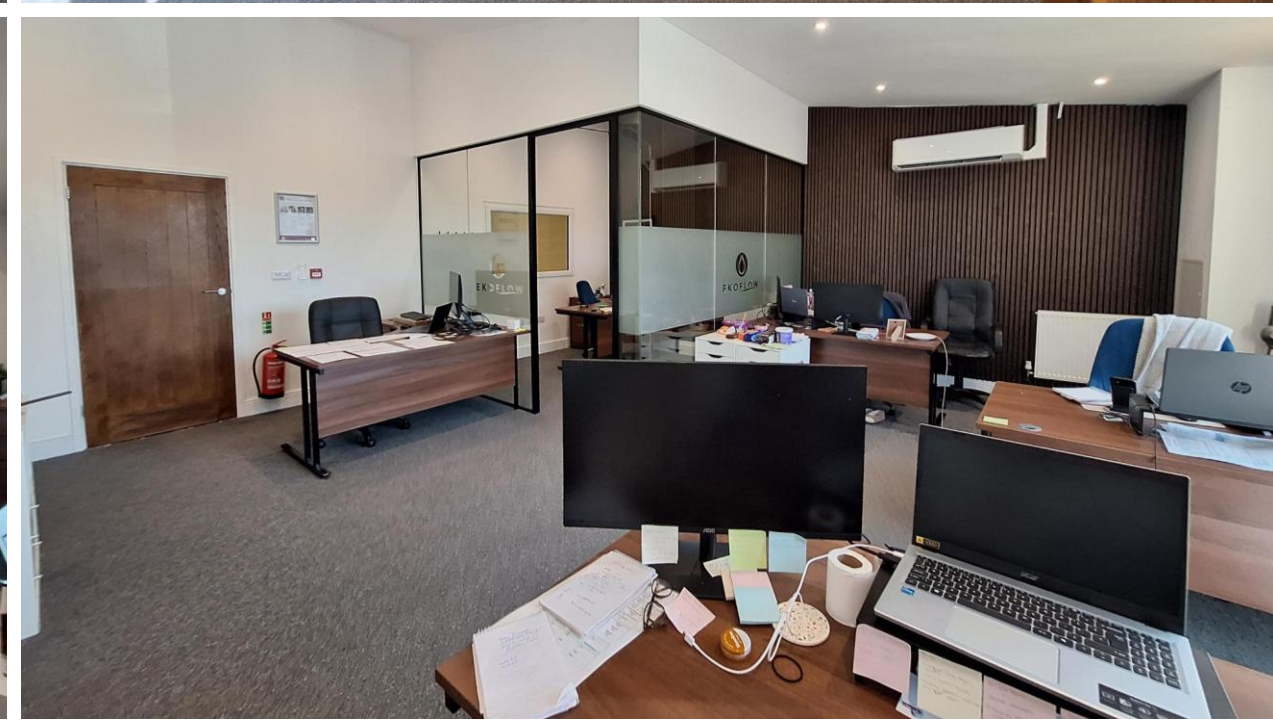
Stroudwater Business Park is home to many significant occupiers and has become the prime business location for the Stroud area.

Stroud town centre is approximately 3 miles east, Gloucester approximately 10 miles north, Bristol 25 miles south and Birmingham approximately 65 miles north.

Rail connections to London Paddington are available at nearby Stonehouse and Stroud railway stations.

M5 Motorway	Stroud	Gloucester	Bristol
			
2 miles	3 miles	10 miles	25 miles





Accommodation

Description

Unit 13 comprises a mid-terrace warehouse unit constructed on a steel frame with brick, block and clad elevations including a feature glazed pedestrian entrance and window section.

At ground floor, the accommodation provides warehouse space, a reception / office area, separate male and female WC's and a fitted kitchenette. There is also a mezzanine office, comprising open plan workspace with an individual glazed partitioned office. The office is cooled via air conditioning systems and warmed via traditional gas fired radiators.

The construction provides for a clear height of approximately 4.5m and loading access is provided by a sectional overhead loading.

Externally, there are 6 car parking spaces as well as an apron for front loading. The property has been recently refurbished.

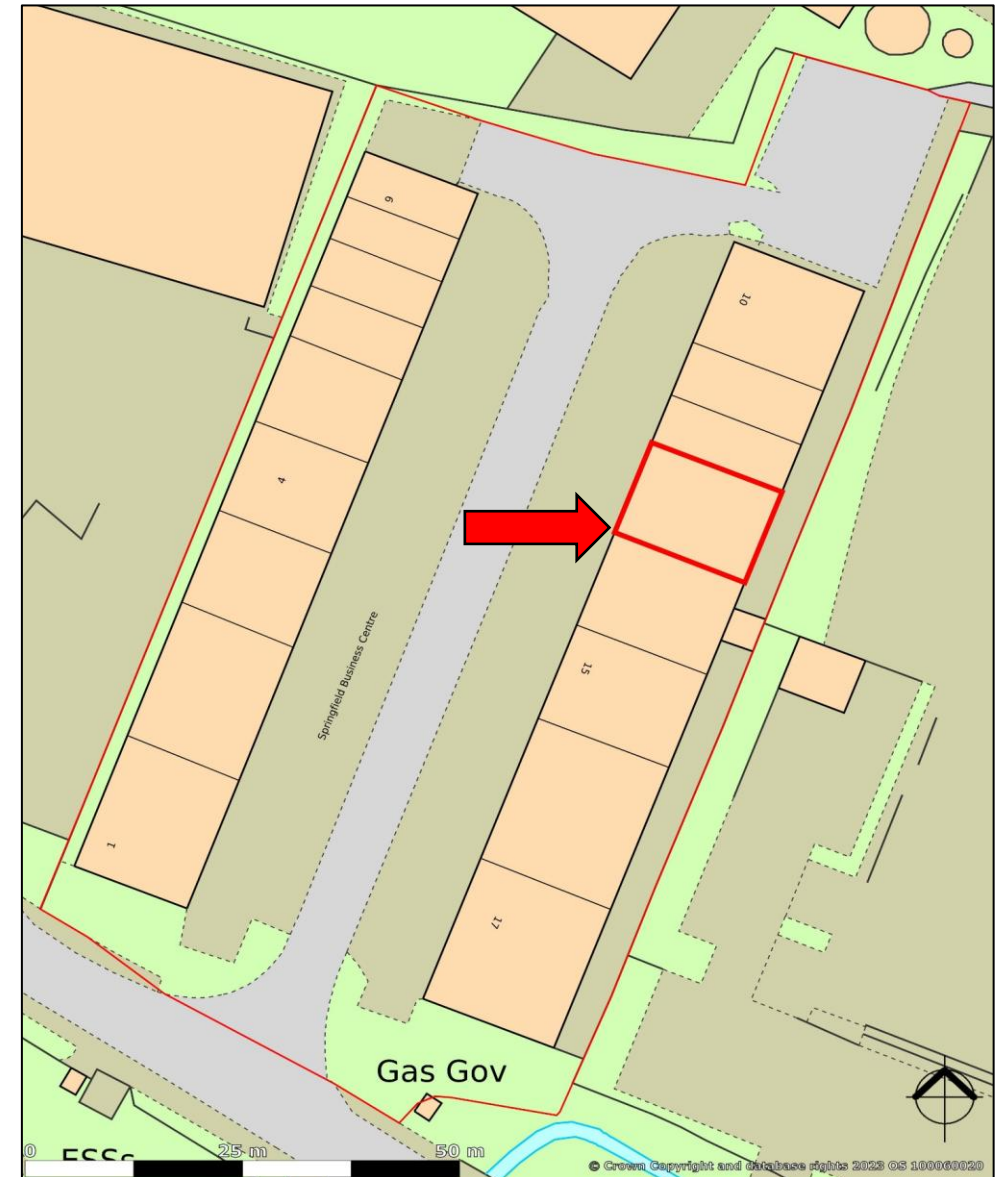
Services

We are advised that all 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 the state and condition of such items.

Measurements

(approximate gross internal areas)

Area	Sq ft	Sq m
Warehouse	1,550	143.97
Ground floor office and WC's	435	40.39
Mezzanine office	435	40.39
TOTAL	2,420	224.75





Rates | EPC | Terms

Business Rates

The Valuation Office website states that the property has an assessment for Business Rates at £15,250.

A change in occupation may trigger an adjustment of this assessment. Interested parties are to make their own enquiries of the local billing authority.

Energy Performance Certificate

An EPC has been commissioned.

Code for Leasing

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

Terms

The building is available on a new full repairing lease, for a period of years to be agreed, and contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954. Prospective tenants may be required to provide a security rental deposit.

Rent

£29,000 per annum exclusive.

Service Charge

The occupier will be responsible for the payment of the estate service charge.

Legal Costs

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

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 will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



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Viewing Arrangements

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



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AK Ref: GN/N102735

Date: July 2026

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.