

FOR SALE

alderking

PROPERTY CONSULTANTS

Unit 8 Hope Mills Business Centre

Stroud, Gloucestershire GL5 2SE

Industrial Warehouse Unit Approximately 2,057 sq ft (191.20 sq m) GIA

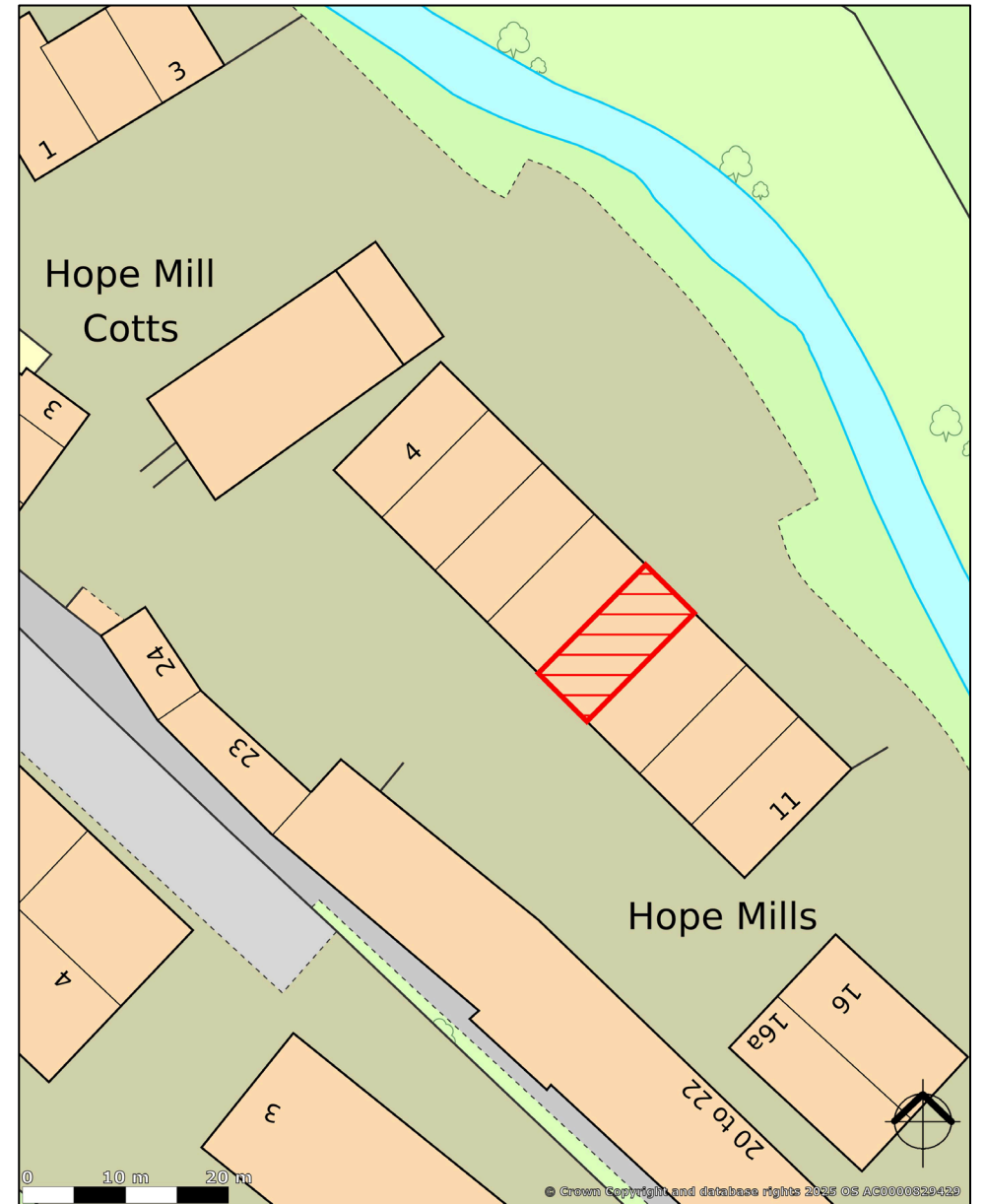
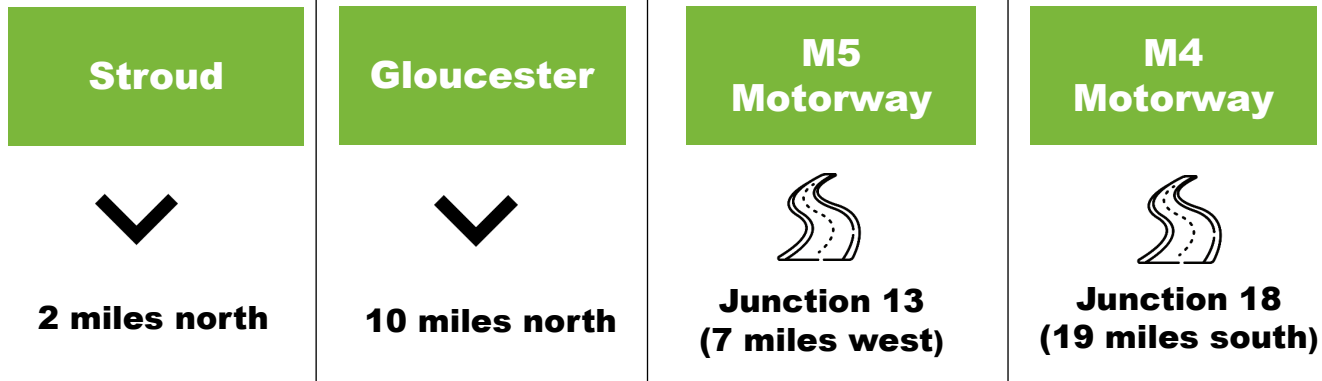
- Sale of Long Leasehold with Vacant Possession
- Excellent Location on the A419 with Access to Stroud Town Centre
- Established and Popular Commercial Location

Location

The property is located at the popular Hope Mills Business Centre on the western side of A419/London Road, approximately 1 mile south of Stroud, 10 miles south of Gloucester and 12 miles west of Cirencester.

The M5 motorway can be accessed at Junction 13 approximately 7 miles to the west, and the M4 motorway can be accessed via Junction 18, approximately 19 miles to the South.

Stroud Railway station is located approximately 2 miles to the north and provides regular connections to London Paddington and Cheltenham Spa.



Accommodation

Description

The property consists of a purpose-built mid-terrace industrial unit, constructed in the late 1980s.

Internally, a mezzanine floor has been added, providing additional floor space for storage.

Externally, there is an area for loading and parking to the front of the building, along with two additional parking spaces located directly opposite the unit within the estate car park.

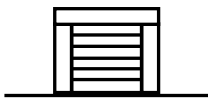
Services

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.

Industrial & Logistics



Surface level Doors



Office content



Car parking Spaces



Floor Area

 Approximate gross internal areas

Area	Sq ft	Sq m
Ground Floor Warehouse	1,019	94.70
First Floor Mezzanine	1,038	96.50
Total	2,057	191.20

Terms | EPC | Rates

Terms

The property is offered for sale with vacant possession.

Tenure

The property is held long leasehold on the residual of a 999 year lease.

Guide Price

£235,000 exclusive of VAT.

Legal Costs

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

VAT

Under the Finance Acts 1989 and 1997, VAT won't be levied on the sale price.

Energy Performance Certificate

The EPC Rating is D-95. The full certificate can be provided on request.

Business Rates

The Valuation Office Agency website shows that from April 2026 the property has a rateable value of £9,000.

AML

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

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales No. OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.



Viewing Arrangements

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



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AK Ref: GN/N101926

Date: February 2026

Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
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PROFESSIONAL
SERVICES



MANAGEMENT
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ASSET
RECOVERY

Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.