



FOR SALE

462 TO 13,440 SQ FT
(42.92 TO 1,248.62 SQ M)

OFFERS IN THE REGION OF £795,000

Office building – stripped
out ready for conversion

- Highly prominent position in Stroud town centre
- Residential conversion opportunity – subject to obtaining the necessary consents

Summary

Available Size	462 to 13,440 sq ft
Price	Offers in the region of £795,000
EPC Rating	Upon enquiry

Location

The property is situated in Stroud town centre adjacent to a main roundabout junction where the A419 Cainscross Road and A46 Bath Road converge and meet with the streets of Rowcroft and Merrywalks. The property is accessed by road from a no through road called The Hill.

Stroud is the third largest town in Gloucestershire with an affluent demographic catchment of approximately 110,000 people. A key driver for investment in the town is the advantage of a main line railway connection to London Paddington with the station just a short walk from the property. In addition, Stroud is on the crossroads of the A46 and A419 with excellent access to both the M5 and M4 and the nearby centres of Cheltenham, Gloucester, Bath, Bristol and Cirencester.

Description

The building comprises of a 3-storey office building, likely to have been constructed in the 1960s of framed construction incorporating a combination of brick and cladding/glazing curtain-wall style elevations beneath a flat roof.

Internally, all three floors and the additional small basement have been stripped out in readiness of either a conversion or refurbishment.

To the rear of the office building is a relatively small car park which currently has 8 marked car parking spaces, though there is potential to create more.

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.

TENURE

The property is freehold.

EPC

Awaiting an EPC rating.

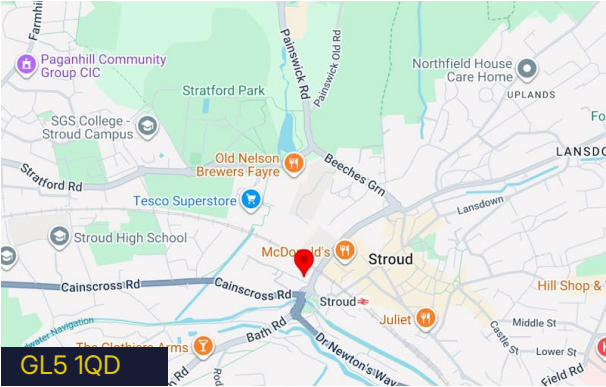
FREEHOLD PRICE

Offers invited based upon guide price of: £795,000, exclusive, Subject to Contract

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,787	351.82
1st	4,308	400.23
2nd	4,883	453.65
Basement	462	42.92
Total	13,440	1,248.62



Viewing & Further Information

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