



FOR SALE

Units 3 & 4 Brunel Way

Stroudwater Business Park, Stonehouse, GL10 3SX

- High Quality Modern Industrial Warehouse Buildings
- Available Separately or Combined
- From 17,772 sq ft (1,651.06 sq m) to 46,263 sq ft (4,297.94 sq m)
- Excellent Business Park Location
- Direct access from the Park to Junction 13 of the M5 Motorway via the A419 approximately 2 miles west

Unit 3

Location

Location

The building is located within Stroudwater Business Park just off the A419 approximately 2 miles east 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



**Junction 13
2 miles northwest**

Stroud



3 miles

Gloucester



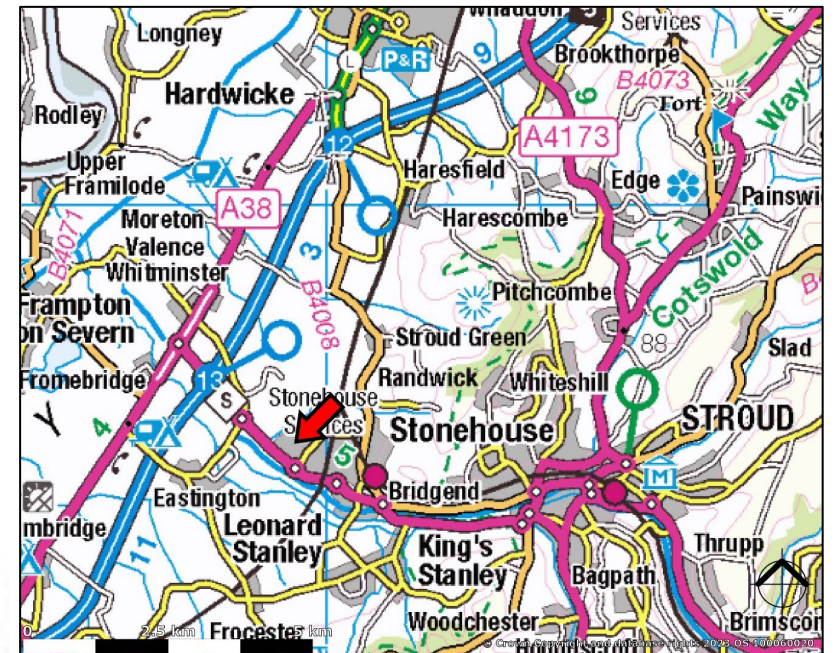
10 miles

Bristol



25 miles

Promap
LANDMARK INFORMATION GROUP





Accommodation

Description

Units 3 and 4 are high quality modern industrial buildings positioned on adjoining plots with separate access off Brunel Way.

Originally, the buildings were in separate ownership and separate occupation but more recently have been in single ownership and occupation with two small link extensions connecting the buildings through their rear elevations. Both are attractive properties with landscaped external areas.

Unit 3

Unit 3 is constructed on steel portal frames with brick and clad external elevations, block internal, under a profiled plastic coated steel sheet roof incorporating translucent panels. The construction provides for an internal haunch height of approximately 5.7 m and the industrial space is accessed by three loading doors positioned around the elevations.

Two storey offices and staff amenity accommodation is located at the front of the building and the first floor office area has been extended by a wrap mezzanine floor. An additional first floor production office is located in the factory area above a blockwork constructed store. Two single storey link extensions connect through to Unit 4.

Externally, car parking is provided off a service road with plot perimeter landscaping.

Unit 4

Unit 4 is of steel portal frame construction with brick and clad elevations under a profiled plastic coated steel sheet roof. The construction provides for an internal haunch height of approximately 4.2 m (approximately 4.7 m at eaves). Loading is via a single loading door in the side elevation.

The building is presently configured with three large mezzanine areas currently used for assembly and storage purposes. Staff amenity is provided at ground floor.

Externally, car parking is located adjacent to the front elevation.

All Areas are Approximate Gross Internal Floor Areas

Area	Sq ft	Sq m
Unit 3		
Industrial including Shower and Amenity	21,980	2,041.95
GF Offices and Amenity	1,966	182.64
FF Offices and Mezzanine Offices	3,884	360.84
FF Production Office	403	37.40
Total	28,233	2,622.83
Unit 4		
Industrial including Amenity	10,960	1,008.32
Mezzanine Area	6,542	607.75
Total	17,502	1,625.94
Link Extensions	473	43.88
OVERALL TOTAL	46,208	4,292.65



Rates | EPC | Terms

Business Rates

The buildings are currently assessed for Business Rates under a single assessment. The Valuation Office Agency website states that from April 2026 the premises have a rateable value of £231,000.

Interested parties should make their own enquiries to Tewkesbury Borough 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 C-72 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](#)

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

Terms

For sale freehold with vacant possession on completion, the buildings either combined or separately.

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 purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful 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:



Alder King Property Consultants
Brunswick House
Gloucester Business Park
Gloucester
GL3 4AA

www.alderking.com



Adrian Rowley
01452 627133
07771 874175
arowley@alderking.com

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COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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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