alder king
PROPERTY CONSULTANTS

FOR SALE

Industrial Warehouse Unit

14 Gloucester Road
Stonehouse
Gloucestershire
GL10 2PB

Industrial Warehouse Unit For Sale

Approximately 20,101 Sq Ft (1,867.52 Sq M)

- **Detached and Self-Contained Industrial Premises and Yard**
- **For Sale with Vacant Possession**
- **Excellent Location on Outskirts of Stonehouse**
- **Close Proximity to M5 Motorway at Junction 13**



Location

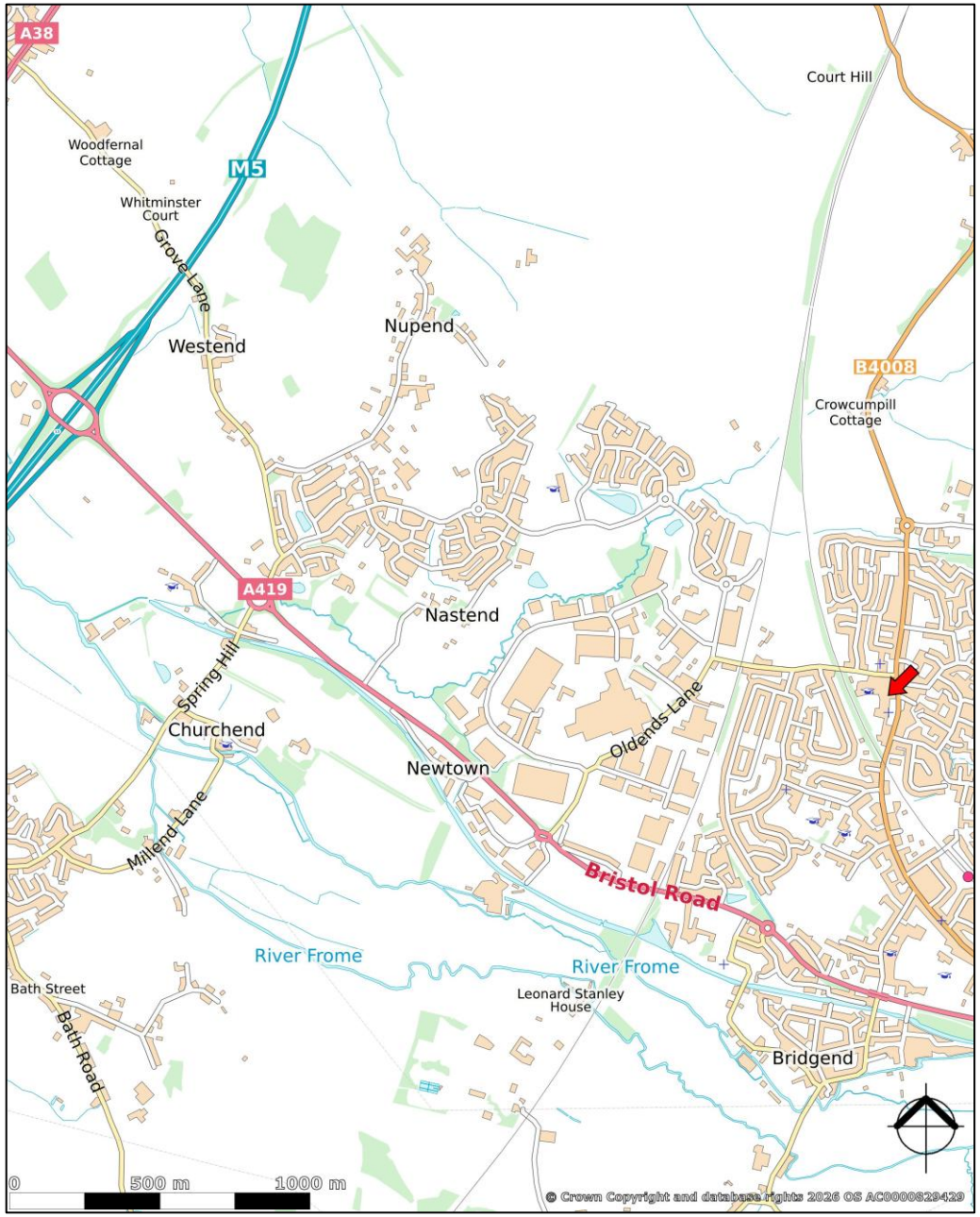
Location
The building is located north of Stonehouse town centre in a mixed commercial and residential area, and approximately 2.5 miles east of Junction 13 of the M5.

The property is located near to the Stroudwater Business Park, which is home to many significant occupiers and has become the prime business location for the Stroud area.

Stonehouse town centre is a short walking distance south, Stroud town centre is approximately 4 miles east, Gloucester approximately 10 miles north, Bristol approximately 30 miles south and Birmingham approximately 63 miles north.

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

M5 Motorway (Junction 13)	Stonehouse town centre	Stroud town centre	Gloucester
2.5 miles	0.2 miles	4 miles	10 miles



Accommodation

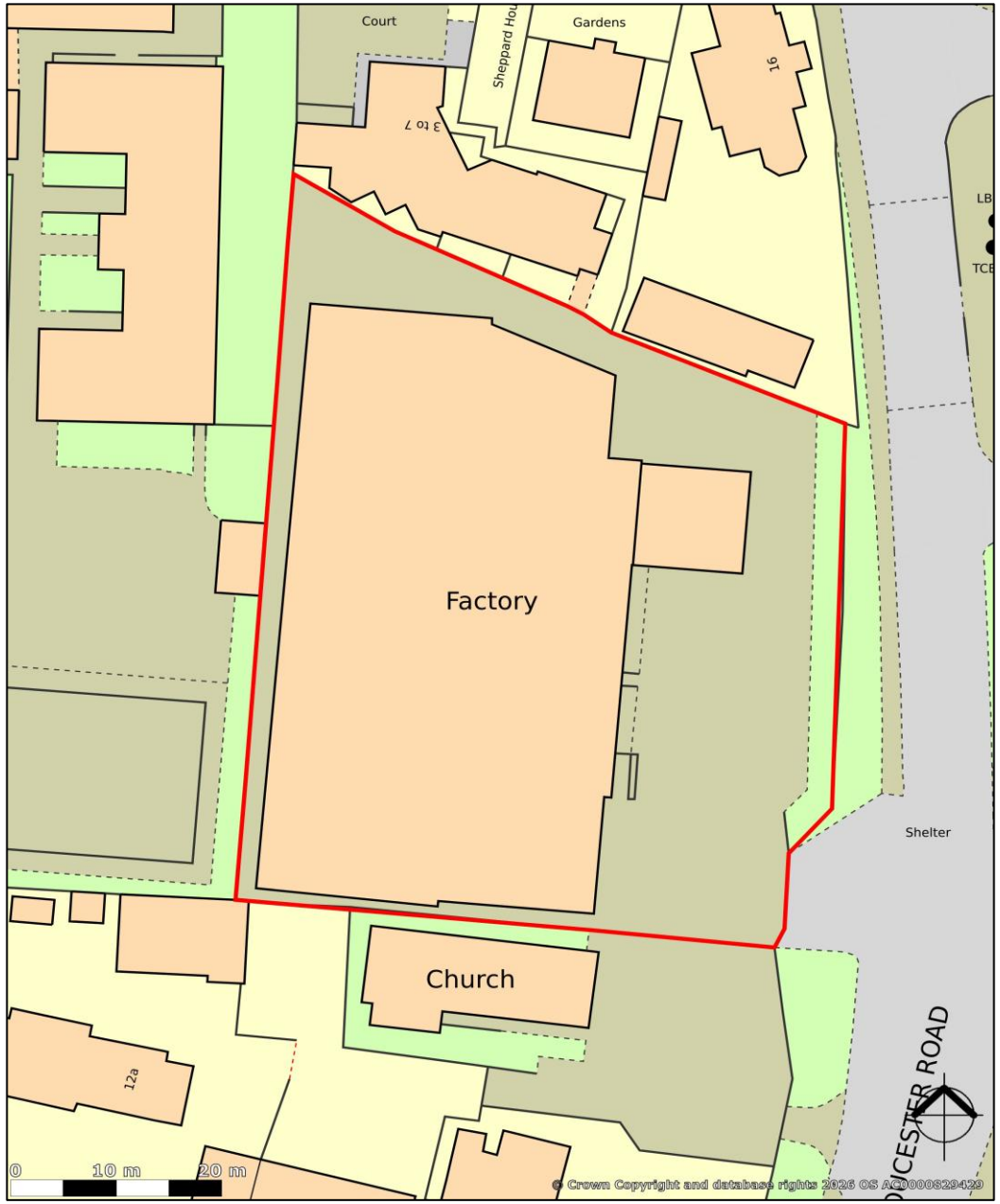
Description
Formerly a timber works, the accommodation is arranged as a series of interlinked industrial bays of steel portal frame construction, with part brick blockwork elevations beneath a pitched roof incorporating translucent light panels. In addition, there are ground and first floor offices, a reception area, and a modern steel framed single-storey showroom / trade counter area with glazed and clad elevations. The premises also benefits from a covered loading bay at the south elevation. Externally, the premises sits within a self contained, gated and permitter fenced yard, providing ample car parking, circulation and general security.

The property could be suitable for alternative use redevelopment, subject to planning.

Services
We are advised that all main services, with the exception of Gas, 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
Warehouses	15,688	1,457.46
Covered loading bay	1,798	167.06
Showroom	1,173	108.96
Ground floor offices	721	67.02
First floor offices	721	67.02
TOTAL	20,101	1,867.52













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Rates | EPC | Terms

Business Rates
The Valuation Office Agency website shows that from April 2026 the property has a rateable value of £70,000.

Interested parties should make their own enquiries to Stroud District 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 property achieves an EPC rating of B/49.

Terms
Unconditional Sale of the Freehold Interest with Vacant Possession on Completion.

Price
Guide price of £875,000.

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 sale 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 AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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

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AK Ref: AJGR/N102666
Date: October 2026

Subject to Contract

COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

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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.