

Industrial Warehouse Building To Let 10,132 ft² (941 m²)



Unit A, Bond's Mill, Bristol Road
Stonehouse, Glos GL10 3RF

- Modern industrial/warehouse unit with offices
- Strategic location close to M5 (J13)
- Excellent car parking provision



www.bondsmill.co.uk



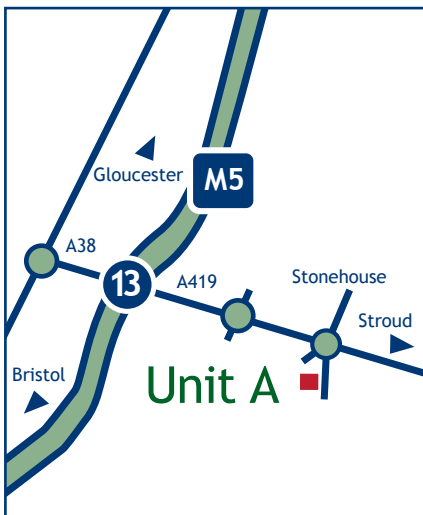
BOND'S MILL STONEHOUSE

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Location

Bond's Mill is located alongside the A419, only 1.3 miles from Junction 13 of the M5, providing easy access to the M4 and M5 corridors including Bristol, Birmingham and South Wales.

The Stonehouse area has attracted many companies including Renishaw, Balfour Beatty, Astra Zeneca, Electrolux and Griffiths Clarke due to the areas strategic location and skilled workforce.



Description

A modern industrial warehouse building located close to the entrance of the estate and being of steel portal frame construction with brick block and clad elevations under a profiled sheet roof and providing an internal eaves height of approximately 4.0 m (approximately 3.1 m to the underside of the frame haunch).

Single Storey Offices	- 636 ft ² (59 m ²)
Industrial Warehouse Area	- 9,496 ft ² (882 m ²)
Total Floor Area	- 10,132 ft ² (941 m ²)

Loading is provided by 3 loading doors within the front elevation and the industrial warehouse area is fitted with lighting and gas fired heating.

Services

Mains water, gas and electricity are connected to the property.

Note: We recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability for their requirements.

Lease terms

A new lease for a negotiable term of years on effectively full repairing and insuring terms.

Rent

On application with the sole agents.

Rates

We advise all interested parties to undertake their own enquiries with the Local Authority as to the current rateable value.

Service charge

An estate and property service charge is payable to the landlord. A full service charge schedule is available on request

Building's insurance

The landlord provides cover for building's insurance and recovers the annual insurance premium from tenants at cost. This does not include the tenant's contents.

Legal costs

Each party are to be responsible for their own legal costs incurred in the transaction.

VAT

All rents and prices quoted are exclusive of any VAT liability.

Viewing arrangements

Strictly by appointment with sole agents Alder King:
Adrian Rowley or John Hawkins
arowley@alderking.com or
jhawkins@alderking.com
01452 623 290

Viewing by appointment with sole agent:



Creating Property Solutions

