

Lot 15, Unit 1 Stroudwater Business Park, Brunel Way, Stroud, Gloucestershire GL10 3SX

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Warehouse Investment

- Let to Note Stonehouse Limited (t/a Note UK)
- Renewed 5 year lease from October 2023 (subject to mutual option)
- Tenant in occupation since 2004
- Approximately 8,270 sq ft on a site area of 0.64 acres (0.26 ha)
- Low site coverage of 22%
- Strategically situated in popular Industrial park where other occupiers include Phinia, Chappell Engineering, Renishaw Plc, BorgWarner Technologies and Stock 'N Lock Self Storage

Lot

15

Auction

13th December 2023

Rent

£74,000 per Annum Exclusive
(3)

Sector

Industrial/Warehouse

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

9 miles south of Gloucester, 32 miles north-east of Bristol

Roads

A38, A417, A419, M5 (Junction 13)

Rail

Stroud Railway Station

Air

Bristol Airport

Situation

The property boasts excellent communication links being within close proximity to A38, A419 and M5 (Junction 5). The property is strategically situated in Stroudwater Business Park, on the north side of Brunel Way. Other occupiers on the Business Park include Phinia, Chappell Engineering, Renishaw Plc, BorgWarner Technologies and Stock N Lock Self Storage.

Tenure

Freehold.

EPC

Band B

Description

The property comprises a warehouse with ancillary office accommodation arranged on the ground and first floors. The property benefits from approximately 25 car parking spaces.

The property benefits from a site area of 0.26 Hectares (0.64 Acres) with a site coverage of approximately 22%.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground First	Warehouse/Offices Offices	552.12 216.93	(5,943) (2,335)	NOTE STONEHOUSE LIMITED (t/a Note UK) (1)	5 years from 31/10/2023 (2) on a full repairing and insuring lease	£74,000
Total		769.05	(8,270)			£74,000 (3)

(1) Note UK specialise in Electronic Manufacturing Services for high reliability and complex technologies. They have been established for over 40 years and also operate from a site in Windsor. They are a part of Note Group who are one of the leading EMS partners in northern Europe, manufacturing high end electronics on assignment from customers at state-of-the-art plants across Europe and Asia. (www.note-uk.co.uk).

(2) The lease is subject to a mutual option to determine on 31/10/2026.

(3) Under the terms of the lease, the rent currently reserved is £72,000 per annum exclusive. The rent will increase to £73,000 p.a.x on 31/10/2024, and to £74,000 p.a.x. on 31/10/2025. The Seller will pay to the Buyer the difference between the current rent reserved from completion of the sale until 31/10/2025, therefore the property will effectively produce £74,000 p.a.x. from completion of the sale - please see Special Conditions of Sale.

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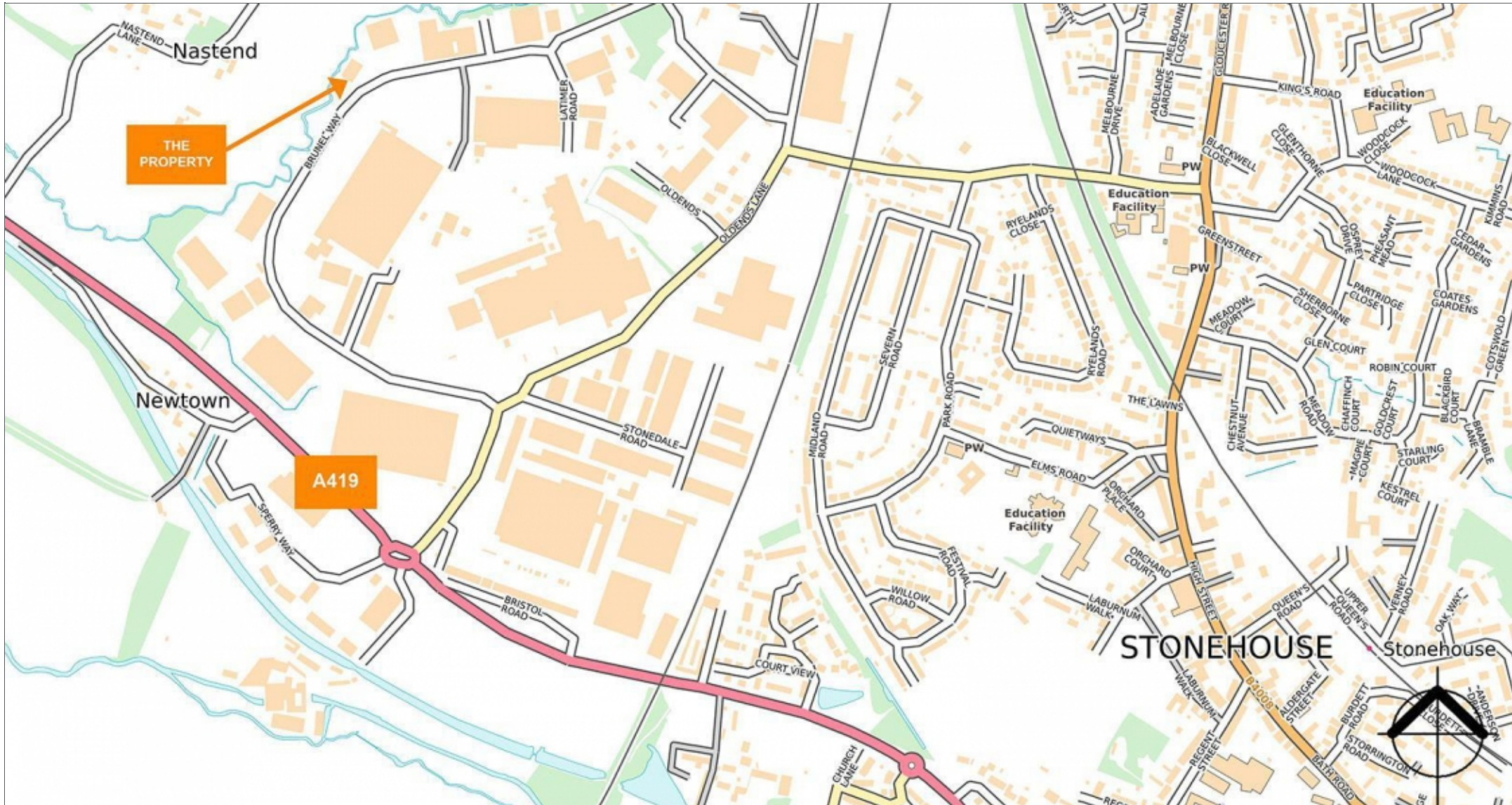
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September 2020