

Lot 19, Stonehouse Commercial Centre, Stonehouse, Stroud, Gloucestershire GL10 3RD

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Industrial Estate Investment

- Substantial Industrial Estate
- Comprises 13 industrial units entirely let to 7 tenants
- Site Area of approx. 1.69 Ha (4.17 Acres) with a site coverage of 41%
- Ample parking and loading areas
- Strategically situated in a popular and well established industrial location
- Adjacent to A419 and 1.5 miles to M5 (J13)

Lot
19

Auction
30th October 2025

Rent
£150,500 per Annum Exclusive

Status
Available

Sector
Industrial

Auction Venue
Live Streamed Auction

Location

Miles	3 miles west of Stroud, 8 miles south of Gloucester, 14 miles west of Cirencester, 24 miles north east of Bristol
Roads	A419, M5
Rail	Stonehouse Railway Station
Air	Bristol Airport

Situation

Stonehouse is prominently situated in an established commercial area 3 miles west of Stroud and 8 miles south of Gloucester. The locality benefits from excellent communication links, being situated immediately adjacent to Bristol Road (A419), providing direct access to the M5 (J13). The immediate vicinity provides a mix of light industrial and distribution occupiers including a substantial Muller production plant, Delphi Technologies, Renishaw and Furlong Floor.

Tenure

Freehold.

Description

The property comprises a substantial former industrial factory building that has been divided to form an industrial estate providing 13 industrial/workshop units. The units may be capable of further subdivision.

The property benefits from an approximate site area of 1.69 Ha (4.17 Acres) with a site coverage of 41% providing ample loading and on site car parking.

VAT

VAT is not applicable to this lot.

DISCLAIMER
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Tenancy & Accommodation

Address	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Units 1-6	Industrial	-	-	BRADLEY MANAGEMENT LIMITED	999 years from 29/12/1987	Peppercorn	(28/12/2986)
Unit 7	Warehouse	626.00	(6,733)	DESIGNEASE LIMITED	17 years from 25/03/2012 (1)	£27,000	(15/05/2029)
Unit 7a	Warehouse	408.00	(4,390)	FORD FLOORING LIMITED	5 years from 07/08/2024	£25,000	(06/08/2029)
Unit 8-9	Warehouse	1,410.00	(15,177)	MIKRIS FINISHERS LIMITED	10 years from 25/12/2024 (3)	£51,600	25/12/2029 (24/12/2034)
Unit 10-11	Warehouse	540.00	(5,815)	DE HAVILLAND FABRICATION & WEALDING LIMITED	16 years from 25/03/2018 (2)	£20,350	(23/06/2034)
Unit 12	Warehouse	106.00	(1,140)	INDIVIDUAL	14 years from 15/09/2014	£6,850	(23/06/2029)
Unit 13/14	Warehouse	273.00	(2,940)	DE HAVILLAND FABRICATION & WEALDING LIMITED	16 years from 25/03/2018 (2)	£14,700	(23/06/2034)
Unit 15	Warehouse	158.00	(1,700)	DE HAVILLAND FABRICATION & WEALDING LIMITED	16 years from 25/03/2018 (2)	£5,000	(23/06/2034)
Land/New Units	-	-	-	INDIVIDUAL	999 years from 29/12/1987	Peppercorn	(28/12/2986)
Total Approximate Floor Area		3,521.00	(37,895)			£150,500	

(1) As to Unit 7, the lease provides for a Tenant option to determine on 15/05/2027 upon serving 6 months written notice.

(2) The lease provides for a Tenant option to determine on 25/06/2029 upon serving 6 months written notice.

(3) As to Unit 8/9, the lease provides for a Tenant option to determine on 25/12/2029 upon serving 6 months written notice.

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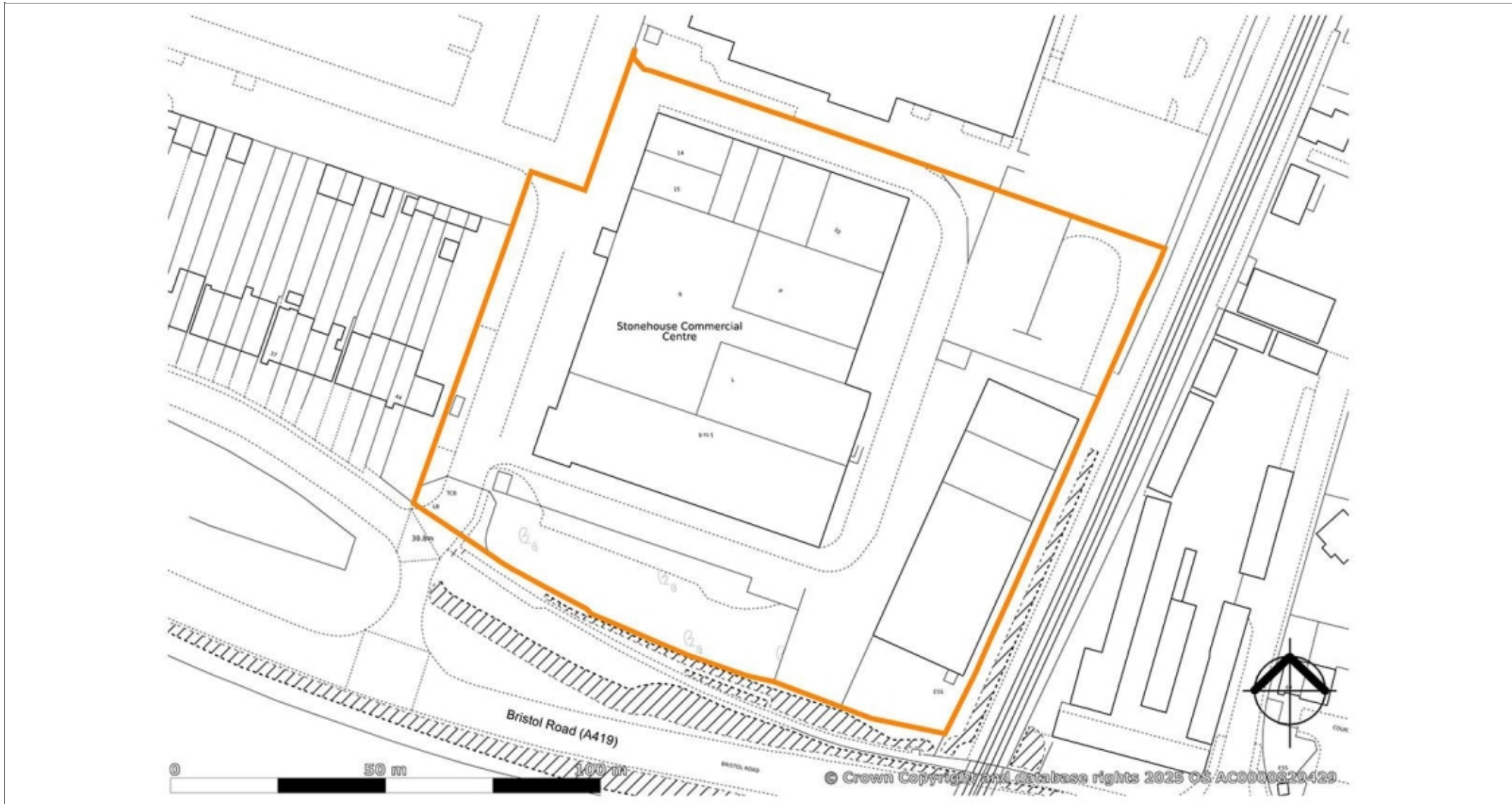
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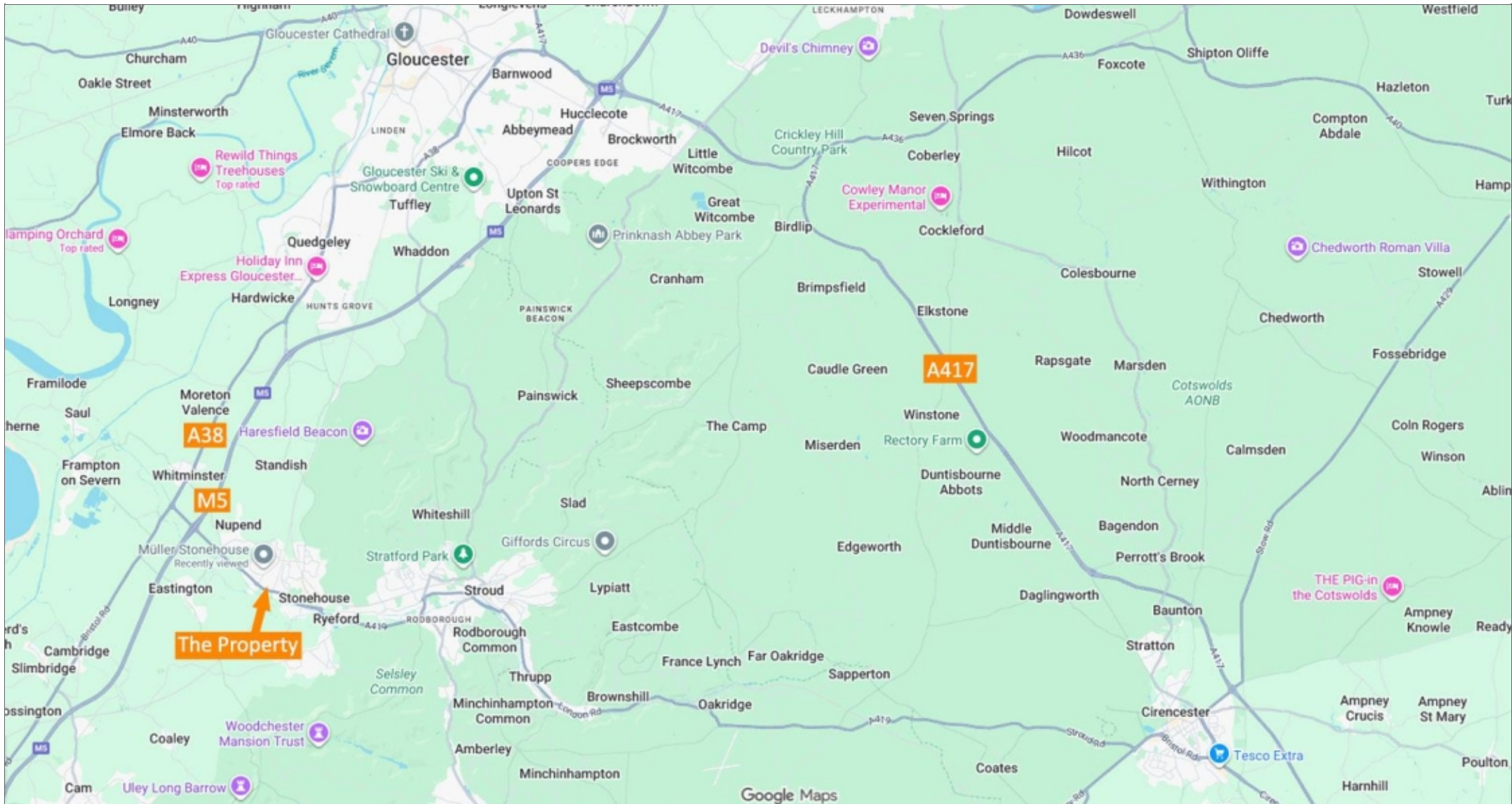
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2024