Whitmarsh Lockhart

TO LET

Hangar 34, Aston Down Business Park

Stroud, GL6 8GA

DETACHED WAREHOUSE/STORAGE FACILITY

45,552 sq ft

(4,231.92 sq m)

- DETACHED HANGAR FACILITY
- GATED ACCESS
- 3 PHASE ELECTRICAL POWER SUPPLY
- FLEXIBLE LEASE TERMS
- 24 HOUR SITE SECURITY
- 10M MAXIMUM EAVES

RICS Regulated by RICS

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Summary

Available Size	45,552 sq ft / 4,231.92 sq m
Rent	£225,000 per annum
Rateable Value	£55,500
Rates Payable	£26,640 per annum
EPC	B (46)

Location

Aston Down is situated off the A419, between Cirencester and Stroud. Swindon is approximately 15 miles to the east. The A419 connects the site to Junction 13 of the M5 motorway at Stonehouse, 7.5 miles to Hewent. Junction 15 of the M4 is 20 miles to the east.

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Description

Hangar 34 comprises a former domed hangar facility, constructed of reinforced concrete. Vehicle access is gained via full height metal sliding doors in both the front and rear elevations. Internally the storage area benefits from a maximum clear eaves height of 10m. Offices and an amenity block could be added if required.

The facility benefits from a 3 phase electrical power supply and LED warehouse lighting.

Externally there is an allocated area for loading and parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	45,552	4,231.92
Total	**45,552**	**4,231.92**

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Viewing and further information is strictly by prior appointment through the joint agents.

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