

COMMERCIAL SITE TO LET

# FORMER SKF SITE

Stonehouse, Gloucestershire, Gloucestershire, GL10 3RH

Site Area Approx. 10.43 Acres



# Former SKF Site, Oldens Lane, Stonehouse, GL10 3RH

## LOCATION

Oldens Lane is a well established commercial and Industrial area adjacent to Stroudwater Business Park, which boasts a number of major occupiers including; Renishaw, Dentsply, Schlumberger, Muller Dairy Chest, Furlong Flooring and Borg Warner. The area is set for further expansion with a commercial allocation to the north of the business park. This is part of a larger, mixed use zoning (primarily housing) which will see the expansion of Stonehouse to create Great Oldbury.

- **Stroud - 2 miles**
- **Gloucester - 11.3 miles**
- **Longhope - 19.5 miles**
- **Hereford - 39.1 miles**

## DESCRIPTION

The property is dominated by a main factory complex, with a number of ancillary buildings and some undeveloped land. The factory is of steel frame construction with a north lit roof that has been re clad in the last 15 years.

Other buildings on site include:

- A number of storage facilities of brick construction with steel truss roofs covered with asbestos cladding,
- A two storey, brick built office building.
- A heat treatment building, of steel portal frame construction with brick elevations and metal cladding to the roof.
- A brick building which houses electricity transformers and provides further storage.

## PLANNING POTENTIAL

Planning consent for an established industrial use within class B2 of the Use Classes Order.

The site appears to have scope for further development, subject to planning. We advise all interested parties to rely on their own enquiries with the local planning committee.

## EXISTING ACCOMODATION (GIA Approximately)

Building	Sq. M	Sq. Ft
Main Production & Offices	13,326.46	143,446
Stores	720.09	7,751
Detached Office	1,497.31	16,117
Heat Treatment	1,866.78	20,094
Stores & Substation	370.03	3,983
Stores & Old Factory Services	2,193.70	23,613
<b>Total</b>	<b>19,974.36</b>	<b>215,004</b>

## SERVICES

Mains water, foul drainage gas and electricity are connected to the site. The site benefits from an authorised electricity supply capacity of 1300 KVA. The owners have consent from Severn Trent Water Ltd to discharge trade effluent into the public foul sewer. The owners have an agreement with the Stroud Valleys Canal Company to discharge stormwater (described as uncontaminated water in the agreement) into the Stroudwater Canal.

## TENURE

Available by way of a new lease.

## RATING INFORMATION

A search on the valuation office agency website confirms the following 2 entries:

Description: Factory and premises  
Rateable Value: £310,000

Description: Factory and premises  
Rateable Value: £25,750

## RENT

Upon application.

## EPC

The following EPC assessments are applicable to this property:

Detached Offices and Stores - E107

Main Production, Offices & Heat Treatment - D78

Stores and Substation - Exempt

Stores and Old Factory Services - F126

## VAT

VAT is applicable to all costs related to this property.

## LEGAL INFORMATION

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

## VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement with Bruton Knowles on the pre-arranged viewing days. Please contact

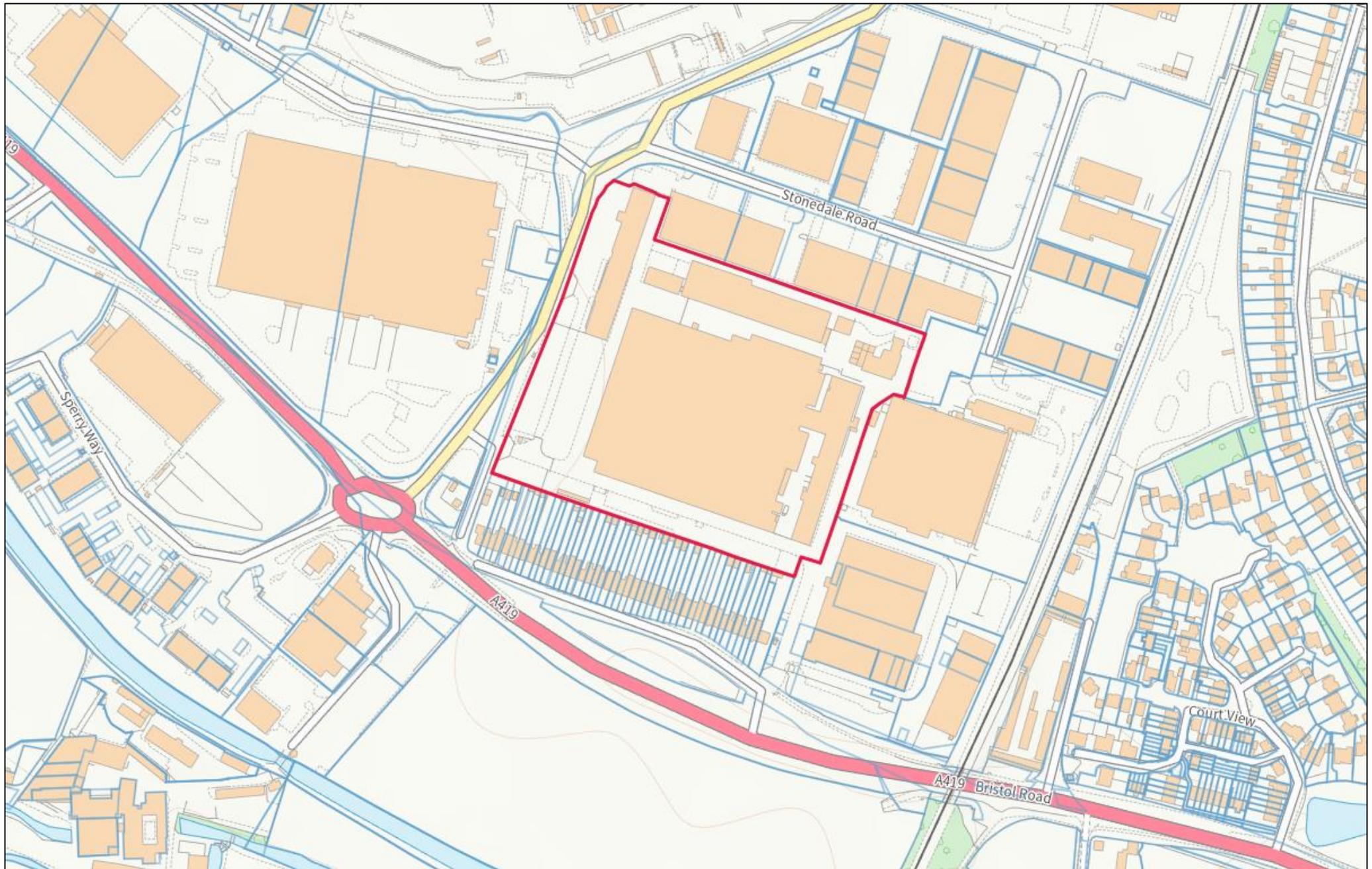
[Dorian.wragg@brutonknowles.co.uk](mailto:Dorian.wragg@brutonknowles.co.uk) to book a viewing slot.

## SUBJECT TO CONTRACT - JULY 2022

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#### CONTACT

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