



Stroudwater
Thirteen

Under
Construction

Unit 1 To Let
22,000 sq ft (2,044 sq m)

Available Q3 2023
Brand New Industrial/Distribution Unit

📍 Oldends Lane | Stroudwater Business Park | Stonehouse | Stroud | Gloucestershire | **GL10 3RL**





**Detached high
quality industrial/
distribution unit**



**22,000 sq ft
(2,044 sq m) on
a plot of 1.4 acres**



**Prominent, self-contained
plot, at the junction of
the New Link Road &
Great Oldbury Drive**



**Detailed consent
for E(g), B2 and
B8 uses**



**Established
location for major
occupiers**



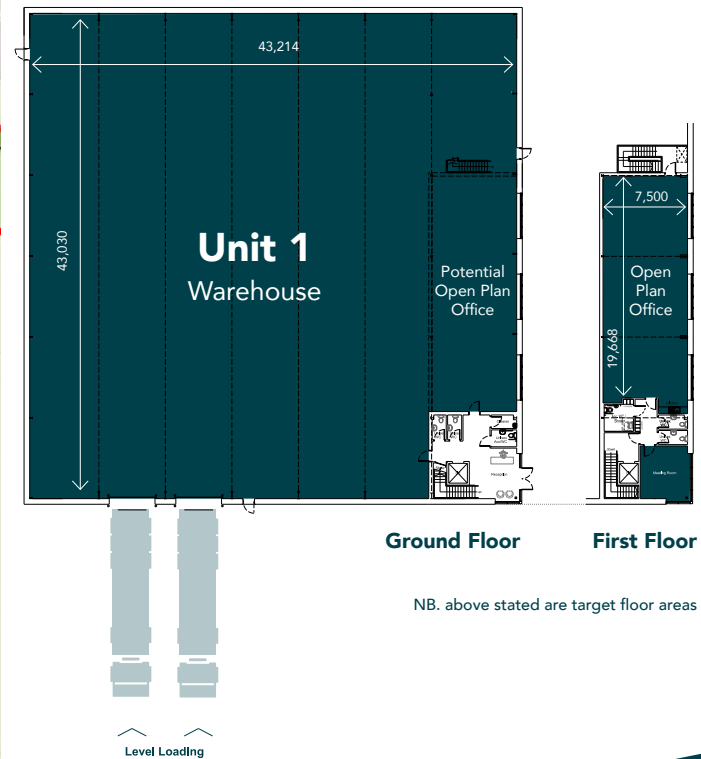
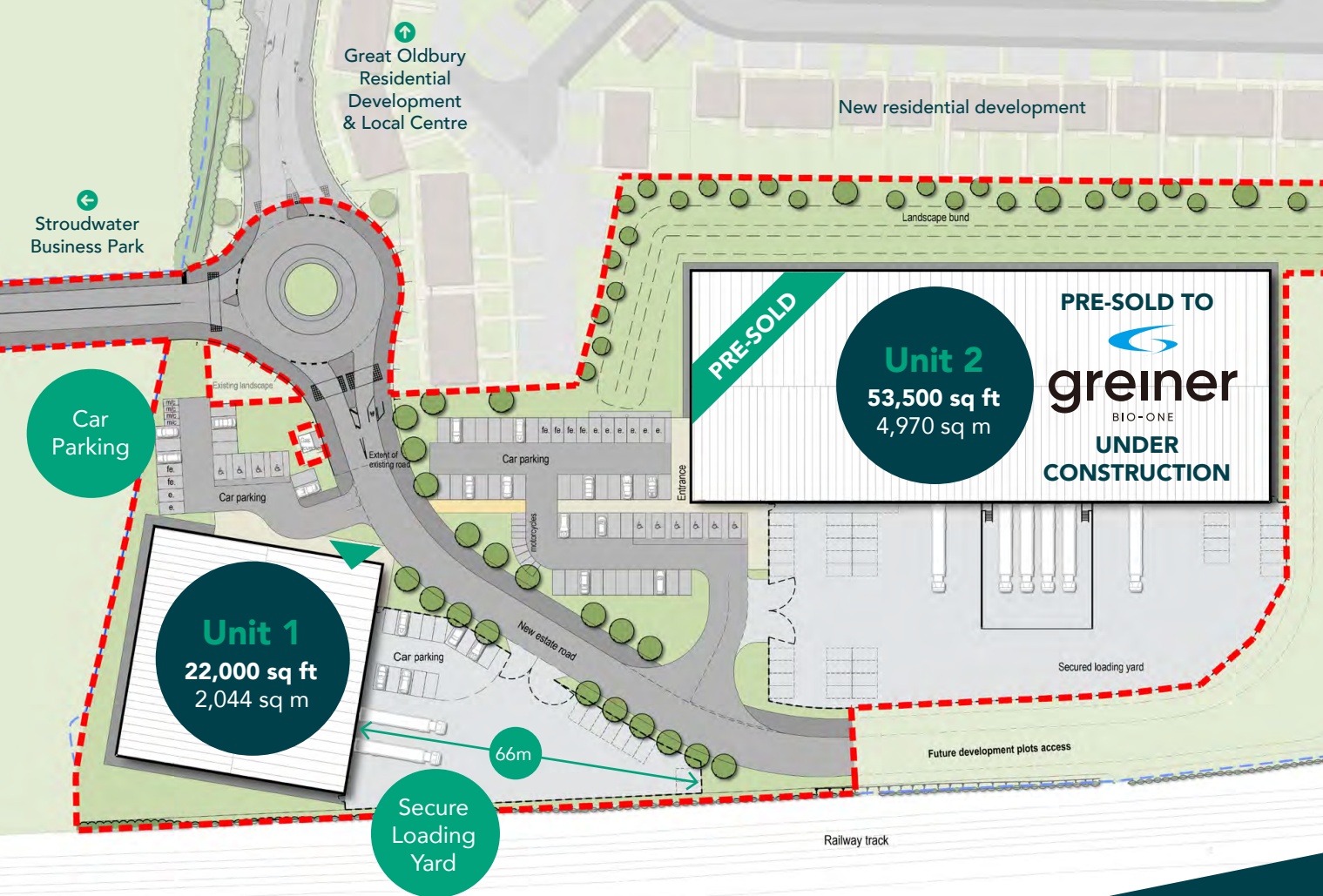
**Excellent accessibility
to Junction 13 of the
M5 motorway**

High Quality Business Environment

Stroudwater 13 is the latest phase of the well established Stroudwater Business Park, which is home to a number of national and international occupiers including Renishaw, Dairy Partners, Muller and Borg Warner Technologies.

The scheme also sits alongside the wider Great Oldbury development which continues to be built out and has outline planning permission for 1,350 new homes, a local centre and primary school, together with further employment land.





The next phase of a
modern business park

First phase infrastructure now complete.
Delivery of Unit 1 in Q3 2023.



Stroudwater
Thirteen

10% office
content with
LED lighting
to office areas



2 level access
loading doors



Self-contained
secure service yard



40 parking
spaces



2 EV charging
spaces



8m minimum
to haunch



37.5 KN sq m
floor loading



Power supply
of 270KVA



EPC
rating B



Equivalent
construction
standard to
BREEAM
'Very Good'



Proposed specification & planning

The scheme has consent for Classes E(g), B2 and B8 uses and may be suitable for a variety of other uses subject to planning.

The Developer

Robert Hitchins Ltd



Specialising in the acquisition and delivery of consented land to housebuilders and in the investment and development of land and properties for the commercial property market, the Robert Hitchins Limited is a long established family owned property company with an enviable reputation and track record of creating innovative land and property solutions that maximise returns for land owners, occupiers and investors.

Having pre-sold Unit 2 (53,500 sq f) to Greiner Bio-One Limited, Robert Hitchins will be developing out a state of the art purpose built warehouse and office facility for Greiner, which will serve to further enhance the high quality business environment at Stroudwater 13.





ABB

Schlumberger

müller

RENISHAW
apply innovation™

BorgWarner

DAIRY
PARTNERS

Oldends
Lane

Brunel
Way

slb

New
Link
Road

Unit 1
22,000 sq ft
2,044 sq m

Unit 2
53,500 sq ft
4,970 sq m

New
residential
development

Stroudwater
Thirteen

Unit 2
PRE-SOLD TO
greiner
BIO-ONE

Home to
major occupiers

Stroudwater 13 is situated to the west of Stonehouse and Stroud, just off the A419 which connects Stroud to Junction 13 of the M5 motorway, which is between Gloucester and Bristol.

Drive Times

Stonehouse	1 mile	1.6 km
M5 J13	1.5 miles	2.4 km
Stroud	2.5 miles	4 km
Gloucester	10 miles	16 km
Cheltenham	15 miles	24 km
Bristol	25 miles	40 km
M5/M4 Interchange	48 miles	77 km
Birmingham	65 miles	105 km
London	120 miles	193 km

Further Information

Terms
The Property is available on a leasehold basis.
Full terms available on application with the joint agents.

Costs
Each party is to be responsible for their own legal and professional fees incurred in any transaction

alder king

PROPERTY CONSULTANTS

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**Robert Hitchens**
The Complete Development Solution

**Stroudwater Thirteen**