

TO LET

Warehouse, Gloucester

14,264 sq ft (1,328 sq m)

May Divide to form units of 9,537 sq ft (866 sqm) & 4,727 sq ft (440 sqm)



- Extensively refurbished
- Secure Fenced Gated yard
- Close to popular Trade Counter area
- Excellent access to M5 Motorway
Junction 12
- May divide

Units E3/4, Goodridge Business Park, Goodridge Avenue, Gloucester, GL2 5EA

01452 380064

LOCATION

Goodridge Business Park is in close proximity to the A430 South West By-pass and the A38, the main arterial route into Gloucester from the South.

The business park is situated approximately 4 miles south of Gloucester City Centre and 3 miles from J12 of the M5 motorway (via the A38).

Local occupiers include Mercury Glazing, Hydroscand, Speedy Hire and Hanman Split.



FLOOR SCHEDULE

The property has the following floor area measured on a Gross internal Area basis (GIA)

	Sq ft	Sq m
Unit E3	4,727	440
Unit E4	9,537	886
Total	14,264	1,328

DESCRIPTION

The property comprises an attached steel frame industrial/storage unit with profiled cladding to the elevations under a pitched, profiled roof.

Vehicular access to the unit is via 2Nr a dock level loading doors at either end of the accommodation.

Internally the unit benefits from a staff canteen/restroom and ladies and gents WCs.

A new glazed entrance door and windows have been installed to the front elevation with the potential to create modern showroom/office accommodation.

Externally there is generous on site car parking with a communal provision of in excess of 50 spaces and a fenced and gated yard.

The unit has recently been extensively refurbished and may also be suitable for a variety of uses including leisure (Subject to planning).

Adjacent two storey offices extending to approx. 5069 sq ft(471 sq m) are also available.

KEY INFORMATION

Services

All mains services are connected to the property.

NOTE: None of the services have been tested by Kurt Wyman Surveyors.

Service Charge

A charge is levied to cover the upkeep and maintenance of the common parts of the estate.

Further details available from the marketing agents.

EPC Rating

The property has an EPC rating of C69.

Business Rates

The unit is currently under a combined assessment with Unit E5 and would therefore need to be reassessed upon occupation for Business Rates purposes.

Quoting Terms

The whole property is available by way of a new full repairing and insuring lease for a negotiable term of years.

Consideration would be given to dividing the unit to form units of 9357 sq ft & 4727 sq ft respectively.

Quoting Rental

Quoting Rental £78,450 per annum exclusive on the whole.

Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

VAT

VAT will be charged on the rent and service charge.

**All viewings by prior appointment with
Kurt Wyman Surveyors:**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



rightmove 

Disclaimer:

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