

# TO LET

**Business Unit**

**2,834 sq ft (263.28 sq m)**



- **Suitable for a variety of uses including offices, light production/assembly, storage.**
- **Prominent position fronting A430 South Western Bypass.**
- **Close to Historic Docks & Gloucester Quays.**
- **Dedicated Car Parking.**

**Unit 3G Llanthony Business Park, Llanthony Road, Gloucester GL2 5QT**

**01452 380064**

## LOCATION

Llanthony Business Park is situated in a prominent position adjacent the A430 Gloucester South Western Bypass.

The Business Park is well located being a few minutes walk from both the Cities Historic Docks, City Centre, and Gloucester Quays Retail Outlet Village.

The site benefits from excellent road links both locally and also to Junctions 11, 11A and 12 of the M5 Motorway and the Forest of Dean.



## DESCRIPTION

Fronting directly onto the A 430 South Western Bypass the property comprises a ground floor business unit that may be suitable for a variety of uses including offices, light production/assembly, or storage.

The property is of modern steel frame construction with facing brickwork to the elevations under a pitched and profiled insulated roof. The main features comprise :-

- Open plan floorplate
- Ladies & Gents WC,s and Kitchen installed
- Suspended tiled ceilings
- 7 Dedicated car parking spaces

The property has a floor area of approximately 2,834 sq ft (263.28 sq m), measured on a Gross Internal Area (GIA) basis.

## Services

Mains water, drainage , electricity and gas are connected to the property.

Heating is via a gas fired boiler and traditional 'wet' system with wall mounted radiators.

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

## EPC Rating

TBC

## Business Rates

The property is assessed as Offices and Premises with a Rateable Value of £17,750

## Quoting Terms

The property is available by way of a new Full Repairing & Insuring Lease (by way of a service charge) for a negotiable term of years.

## Quoting Rental

£22,750 per annum exclusive to be paid quarterly in advance.

## Legal Costs

Each Party to be responsible for their own legal costs involved in the transaction.

## VAT

All figures are quoted exclusive of VAT

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

**Tel: 01452 380064**

**Email: [info@kurtwymansurveyors.co.uk](mailto:info@kurtwymansurveyors.co.uk)**

**Website: [www.kurtwymansurveyors.co.uk](http://www.kurtwymansurveyors.co.uk)**



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