

# TO LET

## Business Unit

692 sq ft—3137 sq ft (64.29 sq m — 291.44 sq m)



- Modern Detached Unit
- High specification offices/storage
- Conveniently located for M5 Motorway Junction 12
- Generous parking

Units 6b & 6c Tuffley Park, Lower Tuffley Lane, Gloucester GL2 5DP

01452 380064

# LOCATION

Tuffley Park is located on the north side of Lower Tuffley Lane. Located only 2.5 miles south of the city this area remains popular with both large and small commercial occupiers as well as a number of trade counter operators.

# DESCRIPTION

Originally constructed as two adjacent portal steel framed industrial/storage units the property has been extensively upgraded by the previous occupier to provide a mixture of open plan offices and storage accommodation over ground and first floor levels.

The fit out has been undertaken to a high specification and includes:

- Open plan and cellular offices
- Storage/workshop areas
- Glazed entrance screens with security screens
- Roller shutter loading doors
- Ladies and gents WCs
- Kitchen
- Exclusive Parking

The accommodation is arranged to form two self-contained units available as a whole or separately.



## Schedule of Floor Areas

Warehouse & Office Unit	2,445 sq ft	227.13 sq m
Ground Floor Office Unit	692 sq ft	64.31 sq m
<b>Total:</b>	<b>3,137 sq ft</b>	<b>291.44 sq m</b>

All floor areas are measured approximately on a Gross Internal floor Area basis (GIA)

## Services

Mains water, drainage, gas and 3 phase electrical supply are connected to the property.

Air conditioning is installed to the first floor open plan office area

Heating is via a traditional wet radiator system to a gas boiler.

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

## EPC Rating

TBC

## Business Rates

Interested parties should make their own enquiries with regard the rateable value of the property.

## Quoting Rental

Warehouse & Office Unit £17,000 per annum exclusive

Ground Floor office Unit £ 7,200 per annum exclusive

Combines Units £23,000 per annum exclusive

## 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:**

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