TO LET (Preliminary Details)

INDUSTRIAL/WAREHOUSE UNIT

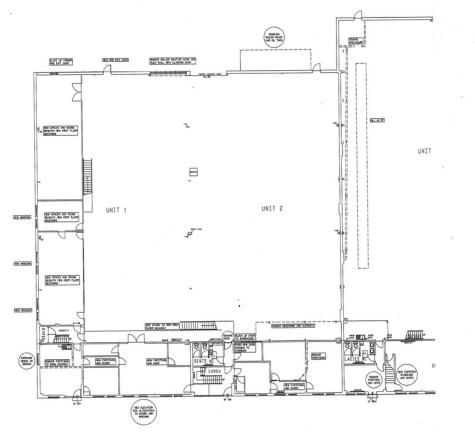
18,755 SQ FT (1742.42 SQ M)





Units 1 & 2, Shepherd Road, Gloucester, GL2 5EL

Near SW Bypass & J12 of M5 | New Lease Available | Car Parking | 6.1m Eaves



LOCATION

Situated in an established commercial location on Cole Avenue just off the A38 Gloucester Ring Road. The unit benefits from excellent transport links with direct access to Junction 12 of the M5 motorway (approximately a 5 minute drive).

Surrounding occupiers include Formula One Autocentres, Plumb Centre, Jewson, Wickes, Tile Giant and Pets At Home

DESCRIPTION

The property comprises an end terrace twin bay industrial/warehouse unit of steel portal frame construction with a concrete floor and pitched roof.

To the front elevation there is a two storey integral office block incorporating Kitchen and WCs.

The unit has a height to eaves of approx 6.1m.

Vehicular loading access is via a Electric Roller shutter door located to rear of the property. It also benefits from a rear loading apron and allocated parking.

Accommodation:

Total

Warehouse/ Production 11,330 sq ft 1,052.61sq m Grd Flr Offices 2,127 sq ft 197.62 sq m 1st Flr Offices 2,127 sq ft 197.62 sq m Mezzanine 1 1,862 sq ft 172.97 sq m 121.60 sq m Mezzanine 2 1,309 sq ft

18,755 sq ft 1,742.42 sq m



SERVICES

We understand all mains services are connected to the site.

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

EPC

Unit 1-2 : D97

RATING

The 2017 Rating List describes the property as Workshop & Premises with a rateable value of £81,000.

QUOTING TERMS

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

QUOTING RENTAL

£97,500 per annum exclusive

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.





ALL VIEWINGS BY PRIOR APPOINTMENT WITH KURT WYMAN SURVEYORS

Tel: 01452 380064 Email: info@kurtwymansurveyors.co.uk Website www.kurtwymansurveyors.co.uk

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