

FOR SALE

**COMMERCIAL PROPERTY WITH
HIGH QUALITY FIT OUT**

7,990 SQ FT (742.28 SQ M)



Eastbrook Road (off Eastern Avenue), Gloucester

Excellent Location | Secure Yard/Car Park | Suitable for Variety of Uses (STP)



LOCATION

Eastbrook Road is accessed off the A38 Eastern Avenue in Gloucester and close to the junction with Metz Way, one of the major arterial routes around the City. Eastern Avenue provides excellent road links to the city centre, Cheltenham and J11 of M5 via the A417/A40 and Stroud and J12 of the M5 Motorway via the A38.

The area is a popular and well-established commercial location with a mixture of retail warehousing, trade counter uses and more traditional industrial users.

DESCRIPTION

Originally constructed for industrial use the property was extensively refurbished in circa 2003 which included a new roof, wall cladding and windows.

Currently fitted out and operating as a school, the property may be suitable for a variety of uses subject to obtaining the necessary planning consents.

The main features comprise :-

- Concrete portal frame with Hi-Tech cladding panels and facing brickwork to the elevations under a pitched, profiled and insulated roof
- Aluminium double glazed windows
- Tiled reception area with offices, WC,s and kitchen
- A tiled corridor runs through the centre of the property with offices/classrooms located off either side
- External parking and a fenced and gated tarmacadam yard area
- The property has a floor area of 7,990 sq ft (742.28 sq m) measured on a Gross Internal Area (GIA) basis



KEY INFORMATION

SERVICES

We understand all mains services are connected to the property. Air conditioning (heating & cooling) is installed throughout.

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

EPC

An EPC is being prepared.

BUSINESS RATING

The property is described as School & Premises. Under the 2017 Rating List the property has a Rateable Value of £36,250.

From the 1st April 2023 the Rateable value will increase to £48,250

QUOTING PRICE

£975,000 for the freehold interest with vacant possession upon completion.

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.



 **Kurt
Wyman**
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**ALL VIEWINGS BY PRIOR
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