

# TO LET

## STORAGE/OFFICE/KITCHEN UNIT

### 708 SQ FT (65.77 SQ M)

**Kurt  
Wyman**  
Surveyors & Property Agents



**The Old Bakery, Lower Tuffley Lane, Gloucester GL2 5DP**

**Parking | Popular Commercial Location | May suit a variety of uses | Refurbished**





## LOCATION

A self contained ground floor property suitable for office, light storage or kitchen use located in popular industrial area to the South of Gloucester City.

## DESCRIPTION

Recently refurbished the property is single storey with facing brickwork to the elevations under a low pitched roof and benefits from:

- Double glazed upvc windows
- Electric Security Shutters
- 3 individual works areas off single corridor
- 2 Nr WCs
- 2 Car parking Spaces available with the property and additional 'on road' parking
- The property has a floor area of 708 Sq ft (65.77 Sq m (15.26 m x 4.31 m))





## KEY INFORMATION

### SERVICES

We understand all mains services are connected to the site.

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

### EPC

E-117

### RATING

Interested parties are requested to make their own enquiries with local authorities regarding business rates for the premises.

### QUOTING TERMS

The property is available by way of a new lease on a full repairing and insuring basis

### QUOTING RENTAL

£8,500 per annum

### 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

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