

TO LET

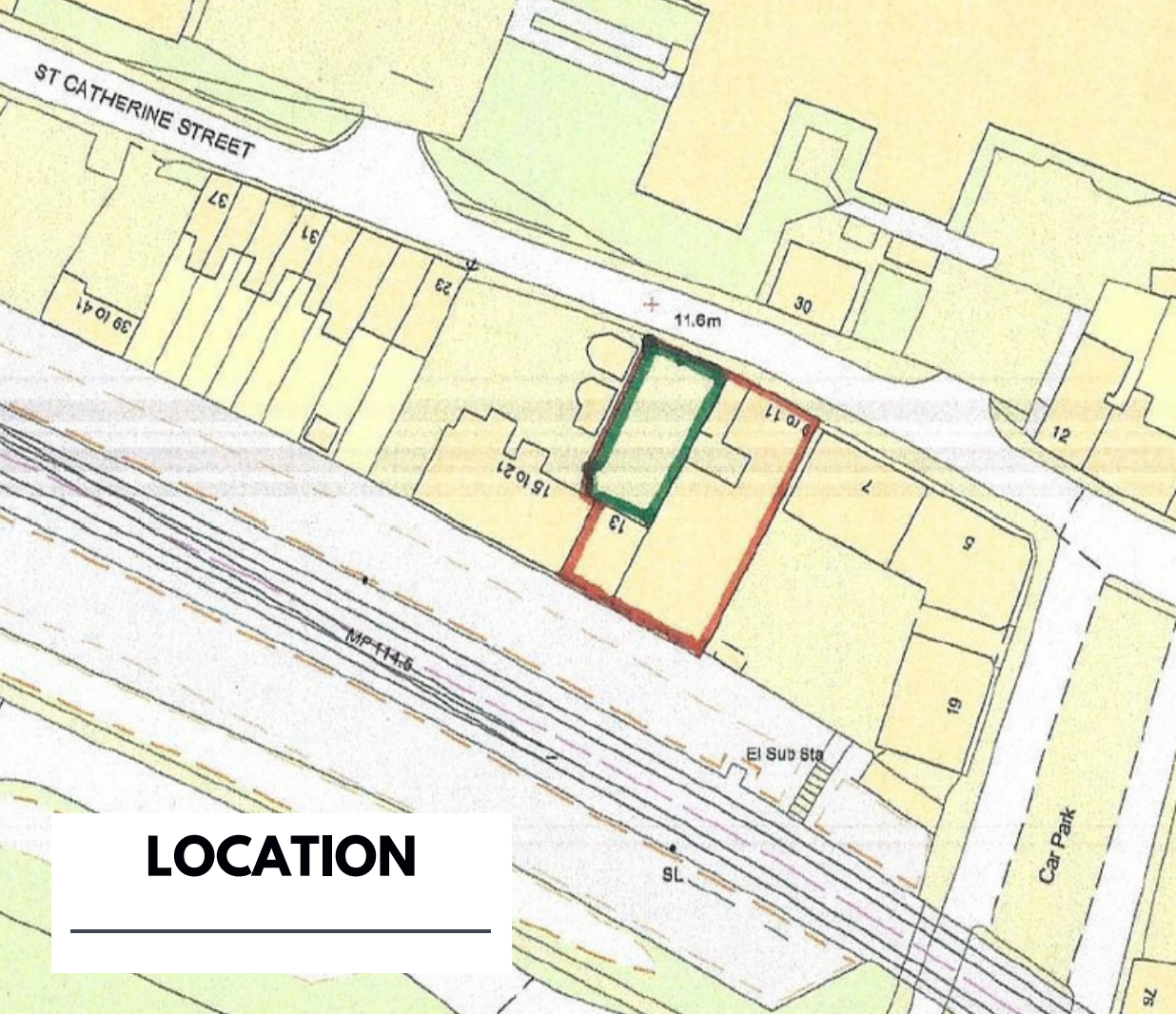
WAREHOUSE & OFFICES

5096 SQ FT (475.48 SQ M)



9-11 & 13 St Catherine Street, Gloucester, GL1 2BS

City Centre Location | Fenced & Gated Yard/Car Parking | New Lease Available



LOCATION

St Catherine Street is located to the North of Gloucester City Centre. It benefits from excellent road links to the Gloucester Northern By-pass and M5 motorway via the A430 Kingsholm Road and A38.

The area provides a mixture of residential and commercial uses close to the town centre. Kingsholm Rugby Stadium and training facility is located close by on Kingsholm Road.

DESCRIPTION

Units 9 - 11

- Two storey offices are located at the front of the site facing directly onto St Catherine Street.
- The offices are of brick construction under a flat roof
- WC's are installed.
- To the rear and linked to the offices, is a warehouse/industrial unit constructed of blockwork to the elevations under a pitched and profiled roof.
- Access to the warehouse is via a roller shutter loading door.

Unit 13

- A workshop/storage unit of blockwork to the elevations under a pitched and profiled roof.
- Storage/workshop areas with mezzanine floor.

External

- Fenced and gated tarmacadam yard providing an unloading area and car parking.

FLOOR SCHEDULE

The properties have the following floor areas measured on a gross internal floor area basis (GIA)

	Sq ft	Sq m
9-11 St Catherine St.		
Ground & 1st Floor Offices	1,658	154.03
Warehouse Industrial	2,190	203.45
Total	3,848	357.48

13 St. Catherine St.		
Ground Floor	624	58.00
1st Floor Mezzanine	624	58.00
Total	1,248	118.00

Total Floor Area	5,096	475.48
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KEY INFORMATION

SERVICES

Mains electric, water and drainage are connected to the property.

Heating to 9-11 is via an oil fired heating system

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

EPC

E-119

RATING

The 2023 Rating List describes the properties as:

9 - 11: Workshop, Office & Premises with a rateable value of £18,000

13: Store & Premises with a rateable value of £8,000

QUOTING TERMS

The whole site is available by way of a new full repairing and insuring lease for a negotiable term of years.

Consideration may be given to letting the units separately.

QUOTING RENTAL

£35,000 per annum exclusive for the whole site, to be paid quarterly in advance.

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.



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WYMAN SURVEYORS**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website www.kurtwymansurveyors.co.uk

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