

TO LET

INDUSTRIAL SITE (STORAGE UNIT & SECURE YARD)

4,550 SQ FT (422.70 SQ M) & .32 ACRE (.13HA) YARD



Horton Road, Gloucester GL1 3QA

Refurbished | Prominent Location | Suitable for Trade Counter | New Lease available

DESCRIPTION

A well located industrial/storage unit and secure yard on Horton Road in Gloucester.

The main features comprise :-

- A steel frame industrial unit with a mix of facing brickwork and profiled cladding to the elevations under a pitched, profiled and insulated roof
- Works offices, Male & female WCs and kitchen installed
- Aluminium glazed entrance doors and screens to front elevation
- Loading access via a roller shutter door
- Height to eaves of approximately 3m
- Suitable for trade counter use
- Car Parking
- Large Secure Yard



The property fronts directly on to Horton Road in Gloucester, close to the Junction with Great Western Road.

It is a short distance to Gloucester City Centre, Rail/Bus Stations and Gloucestershire Royal Hospital.

The surrounding area comprises a mix of commercial and residential uses.



KEY INFORMATION

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

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

EPC

The property has an EPC rating of C60

BUSINESS RATING

Interested parties are requested to make their own enquiries in regard to Business Rates with the local rating authority.

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.

The lease will be excluded from the Security of Tenure Provisions of the Landlord And Tenant Act 1954 Part II.

QUOTING RENTAL

£55,000 per annum exclusive for Unit and yard 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.



**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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