

# TO LET

## LIGHT INDUSTRIAL UNIT

2,300 SQ FT (213.67 SQ M)



**Unit C2, Goodridge Business Park, Goodridge Av. Gloucester, GL2 5EA**

**Near SW Bypass & J12 of M5 | Car Parking | May Suite Trade Counter**



## LOCATION

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Goodridge Avenue is located directly off Gloucester's South Western by pass and close to the junction with the A38.

The site benefits from excellent road links being approximately 2m from Junction 12 of the M5 motorway and 1m from City Centre.

Unit C2 is located towards the rear of the site and benefits from good circulation areas.

## DESCRIPTION

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Semi Detached light industrial unit, with facing brickwork to the elevations under a pitched, profiled and insulated roof.

- Roller shutter door opens on to forecourt/parking area
- 5 m eaves
- 5.36m w x 4.24 m h Roller Shutter Door
- Generous parking
- Full height glazed office accommodation
- May Suit Trade Counter
- New Roof installed 2018



## KEY INFORMATION

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### 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

The 2023 Rating List describes the property as Workshop & Premises with a rateable value of £13,750.

### QUOTING TERMS

The property is available by way of a new lease on a full repairing and insuring basis for a minimum term of 5 years.

### QUOTING RENTAL

£15,000 per annum plus VAT.

### LEGAL COSTS

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

### VAT

All prices are quoted exclusive of VAT.

The logo for Kurt Wyman Surveyors & Property Agents features a yellow triangle to the left of the word 'Kurt' in a bold, sans-serif font. Below 'Kurt' is the word 'Wyman' in a larger, bold, sans-serif font. Underneath 'Wyman' is the text 'Surveyors & Property Agents' in a smaller, white, sans-serif font. The entire logo is set against a black rectangular background.

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