

# FOR SALE

## INDUSTRIAL/WAREHOUSE & YARD

**46,370 sq ft (4,307.94 sq m) on a 3.98 Acre (1.61 ha) Site**

**Kurt  
Wyman**  
Surveyors & Property Agents



**Woodrow Way, Off Bristol Road, Gloucester GL2 5DX**

**Detached Building on Fenced and Gated Site | Substantial Surfaced Yard | Convenient Access to M5 | Redevelopment Potential (STP)**



# DESCRIPTION

A detached industrial/warehouse unit situated on a fenced and gated site.

The main features of the building comprise:-

- Steel frame construction with facing brickwork and profiled cladding to the elevations under a pitched ,profiled and insulated roof.
- Roller shutter loading access.
- First floor Offices.
- WCs and welfare facilities.
- Eaves height of 6m to warehouse .

Externally the site is fully fenced and gated and benefits from extensive surfaced circulation and external storage areas.

## Schedule of Floor area

The property has the following approximate floor areas measured on a Gross Internal Area basis (GIA).

Area	Sqft	Sq M
Industrial/Warehouse	39,790	3,696.51
1st Floor Offices	1,010	93,83
CTD Tiles Accomodation	5,570	517,60
Total	46,370	4,307.94

Woodrow Way is situated off the Bristol Road, close to the junction with the A38, approximately 1 mile to the South of Gloucester City Centre. Bristol Road is the main arterial route into the City from the South.

The site benefits from excellent road links adjacent the cities outer ring roads and approximately 2 miles from junction 12 of the M5 Motorway via the A38.

The area is a well established commercial location ,popular with trade counter operators. Adjacent occupiers include Toolstation , Howdens ,City Plumbing, Wickes and Topps Tiles.



## TENURE

The Site is owned freehold, subject to an occupational lease on part to CTD Tiles Ltd. Further details in regard the CTD lease can be supplied on application to the marketing agents.

## SERVICES

Mains water, drainage, gas and electricity is connected to the site.

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

## RATING

Interested parties are advised to make their own enquiries in regards to Business rates.

## Quoting Terms

£3.25m for the Freehold interest in the site, Subject to the lease to CTD Tiles.

## LEGAL COSTS

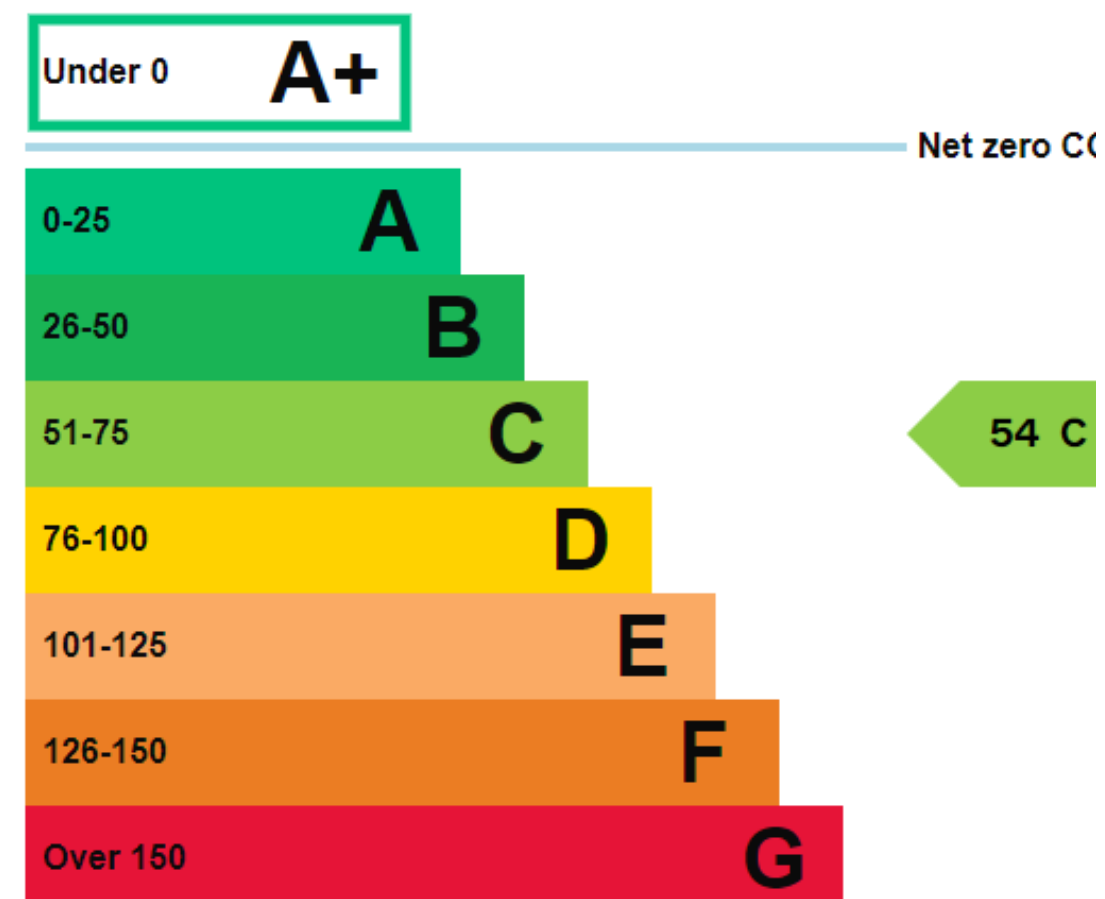
Each party will be responsible for their own legal fees involved in the transaction.

## VAT

All prices are quoted exclusive of VAT.

## Energy rating and score

This property's energy rating is C.





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**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
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Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

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