

TO LET

LIGHT INDUSTRIAL UNIT WITH OFFICES

1,741 SQ FT (161.74 SQM) - 2433 SQ FT (226.02 SQM)

**Kurt
Wymman**
Surveyors & Property Agents



6C Tuffley Park, Lower Tuffley Lane, Gloucester GL2 5DE

Modern Unit | Close to Junction 12 M5 Motorway | Exclusive Parking



LOCATION

Tuffley Park is located on the north side of Lower Tuffley Lane.

Located only 2.5 miles south of Gloucester, this area remains popular with both large and small commercial occupiers as well as a number of trade counter operators.

SCHEDULE OF FLOOR AREAS

The property has the following approximate floor areas measured on a Net Internal Area basis (NIA)

Warehouse and Office	1741 Sqft - 161.74 Sqm
Self contained Suite	692 Sqft - 63.31 Sqm

DESCRIPTION

Unit 6C is a portal steel framed industrial unit predominantly arranged as quality offices over ground floor storage. May be suitable for a variety of uses (STP).

Offers potential to include an additional office/studio (692 Sqft) if required.

Main features comprise:

- Exclusive Parking (up to 8 spaces)
- Ground Floor Storage
- Good quality mezzanine office accommodation
- Glazed Open plan and cellular workspaces
- Ladies and Gents WCs
- Modern Kitchen at First Floor Level
- 692 Sqft self contained suite (optional)

KEY INFORMATION

SERVICES

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

Heating is via a traditional wet radiator system to a gas boiler.

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

RATING

The 2023 Rating list shows the property is described as a whole and as “Workshop and Premises” with a rateable value of £9,300.

EPC

The property has a EPC rating of B48.

QUOTING TERMS

The properties are available to lease on Full Repairing And Insuring terms for a negotiable term of years.

QUOTING RENTAL

- 1741 Sqft Light Industrial and offices : £15,700 pa
- 692 Sqft Self contained suite : £7,000 pa
- 2433 Sqft complete unit : £20,000 pa

LEGAL COSTS

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

VAT

VAT will be charged on the rental.



**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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