

# FOR SALE

## INDUSTRIAL/WAREHOUSE UNIT

4,504 SQ FT (418.44 SQ M)

WITH ADDITIONAL MEZZANINE STORAGE OF 964 SQ FT (89.64 SQ M)



**ST ALBANS ROAD, OFF BRISTOL ROAD, GLOUCESTER, GL2 5FW**

**Secure Yard & Parking | Excellent Location | Offices**





LOCATION

St Albans Road is situated at the end of Empire Way, off the Bristol Road approximately one mile to the South of Gloucester City Centre. Bristol Road is one of the main arterial routes into Gloucester and also provides convenient access to Junction 12 of the M5 motorway, approximately 3 miles to the south via the A38.

The area predominantly comprises industrial/commercial uses.

DESCRIPTION

An industrial/warehouse unit of steel frame construction with a mixture of facing brickwork and profiled insulated cladding to the elevations under a pitched, profiled and insulated roof incorporating translucent rooflights.

Main features comprise:

- Ground and 1<sup>st</sup> Floor offices
- WC's and Kitchen
- 2 Nr electrically operated roller shutter loading doors.
- Mezzanine storage
- Secure surfaced, fenced & gated yard with dual access and car parking
- Additional storage accommodation located in yard.

Schedule of Floor Areas

Area	Sq ft	Sq m
Ground Floor Workshop/Warehouse	3,304	306.99
Ground Floor Offices, WC's & Kitchen	565	52.50
1 <sup>st</sup> Floor Offices	634	58.90
<b>TOTAL</b>	<b>4,503</b>	<b>418.39</b>
Mezzanine Storage	964	89.64
External Stores	306	28.42





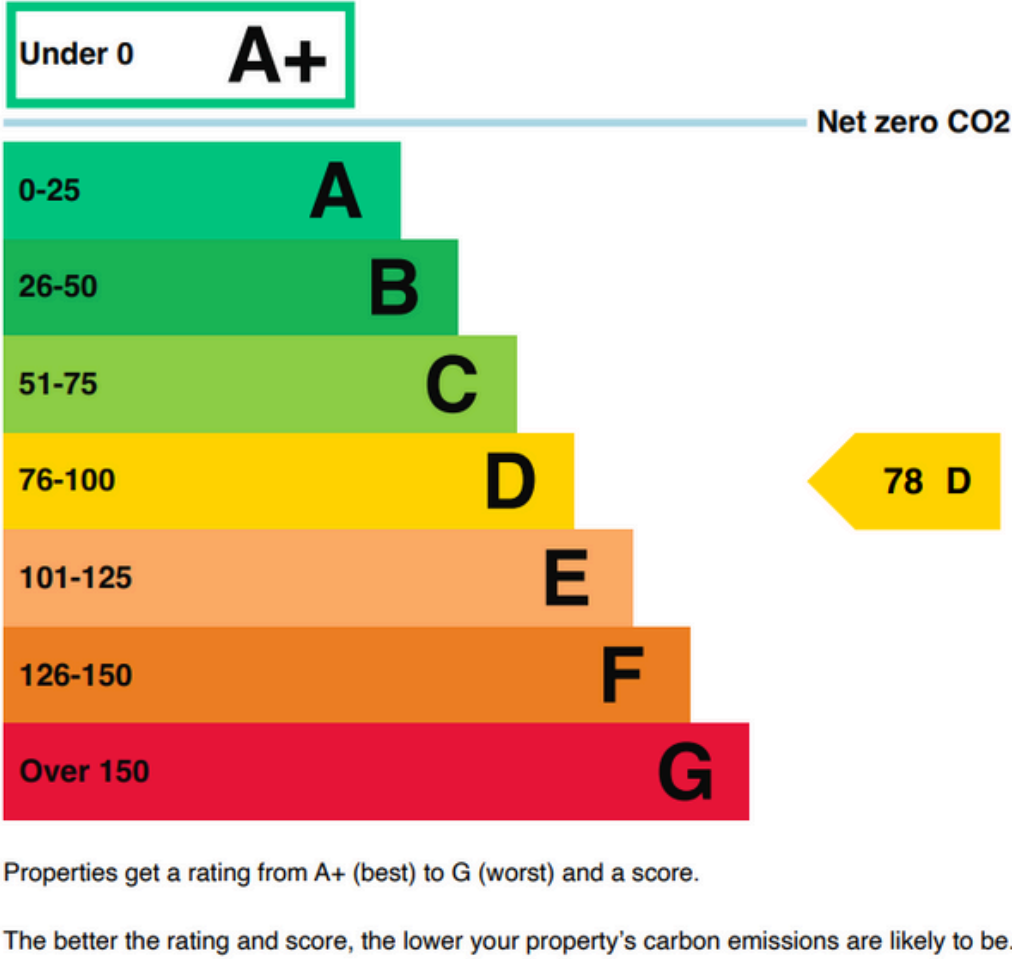
**SERVICES**

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

Heating to the offices and workshop is via a gas fired combination boiler and traditional ‘wet’ radiator system.

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

**Energy Performance Certificate (EPC)**



**RATING**

The 2023 Rating list shows the property is described as “Warehouse and Premises” with a rateable value of £32,500.

**ASKING PRICE**

£525,000 for the freehold with vacant possession on completion.

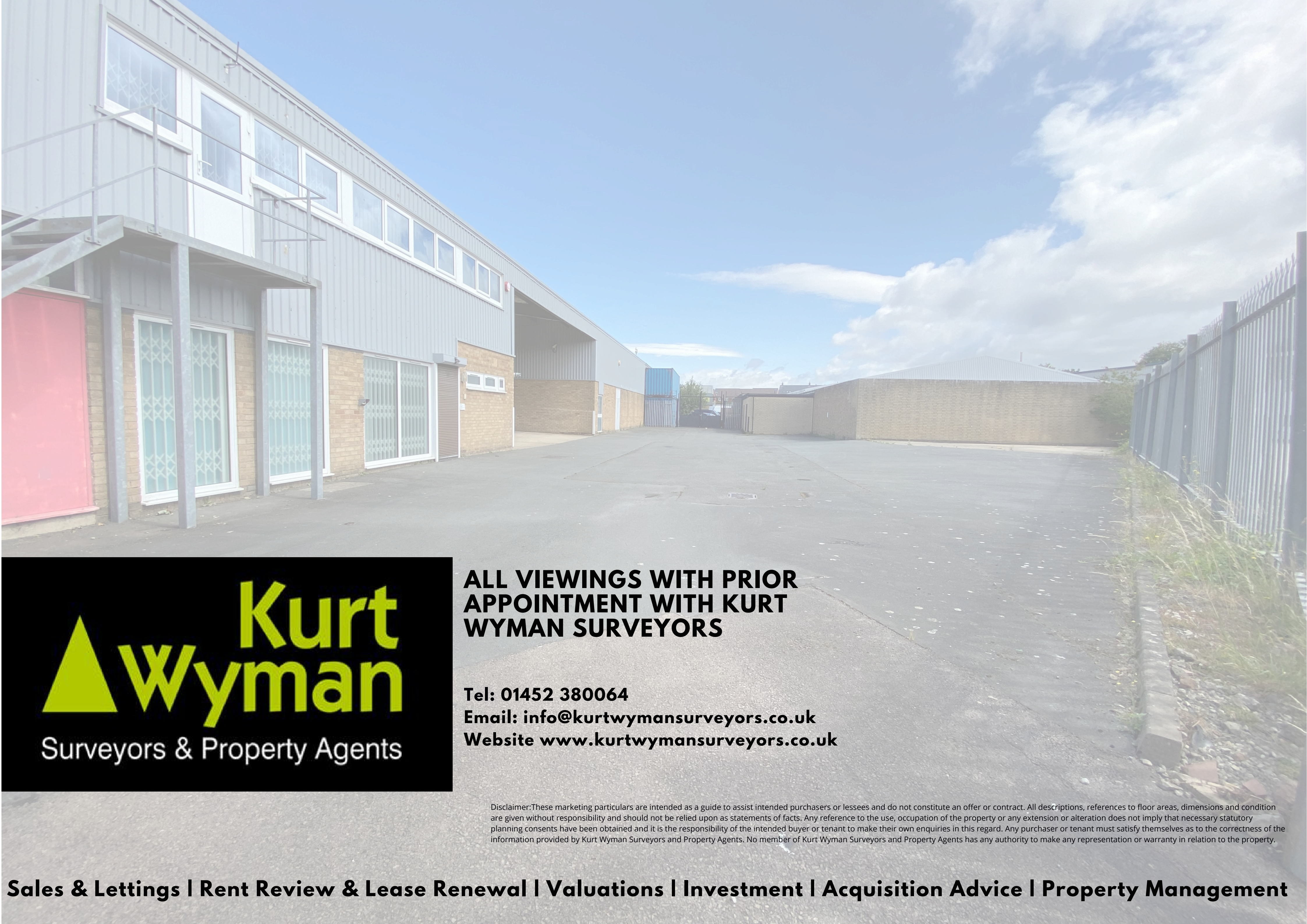
**VAT**

VAT is not chargeable on the purchase price.

**LEGAL COSTS**

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





**Kurt  
Wyman**  
Surveyors & Property Agents

**ALL VIEWINGS WITH PRIOR  
APPOINTMENT WITH KURT  
WYMAN SURVEYORS**

**Tel: 01452 380064**

**Email: [info@kurtwymansurveyors.co.uk](mailto:info@kurtwymansurveyors.co.uk)**

**Website [www.kurtwymansurveyors.co.uk](http://www.kurtwymansurveyors.co.uk)**

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.

**Sales & Lettings | Rent Review & Lease Renewal | Valuations | Investment | Acquisition Advice | Property Management**