

TO LET – E2

4,695 SQ FT (436.06 SQ M)

NEXUS
GLOUCESTER BUSINESS PARK
J11A • M5
2



January 2018

**QUALITY INDUSTRIAL / WAREHOUSE UNIT
ON GLOUCESTER'S PREMIER BUSINESS PARK**

LOCATION

Gloucester Business Park is a managed landscaped environment with amenities on site including:

- ✓ Tesco Supermarket
- ✓ Premier Travel Inn
- ✓ Public House
- ✓ Health & Fitness Centre

Commercial occupiers on the park include:

- ✓ Direct Wines
- ✓ Wincanton Logistics
- ✓ Royal Mail
- ✓ DHL Trade Team

Nexus 2 is located on Bamel Way providing excellent access to Gloucester, Cheltenham and beyond via the direct link to the M5 motorway and also the M4 motorway accessed by the dual carriageway A417.

ACCOMMODATION

FLOOR	SQ FT	SQ M
Warehouse	3,441	319.64
Ground Floor Office	627	58.21
First Floor Office	627	58.21
Total	4,695	436.06

Measured on a GIA basis

SPECIFICATION

- ✓ Steel frame construction with modern roof and 10% skylights
- ✓ Concrete warehouse floor
- ✓ Electric up and over level loading door
- ✓ Minimum clear internal eaves height of approx. 6m
- ✓ 3 phase electric supply
- ✓ First floor office accommodation
- ✓ Own dedicated parking and loading area



Typical Nexus 2 Interior 2015

LEASE LENGTH

The property has an existing lease expiring the 20th September 2018. The Landlord would consider granting a new lease on full repairing and insuring terms on a lease length to be agreed.

RENT

Upon Enquiry.

USE

We understand the current planning consent provides B1, B2 and B8 uses, with ancillary office use.

BUSINESS RATES

The property is listed as Warehouse and Premises not fitted out with a rateable value of: £28,750 for rates payable please contact the marketing agent.

LEGAL COSTS

All parties will bear their own legal costs incurred in the completion of the new lease.

EPC

Band C (56)

VIEWING

For further information please contact the sole agents:

Josh Gunn

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Russell Crofts

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