TO LET Industrial Warehouse Unit
Gloucester Business Park, Gloucester

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Industrial Warehouse Unit

Unit 13.9 Gloucester Business Park
Hucclecote
Gloucester

3,787 sq ft (351.83 sq m)

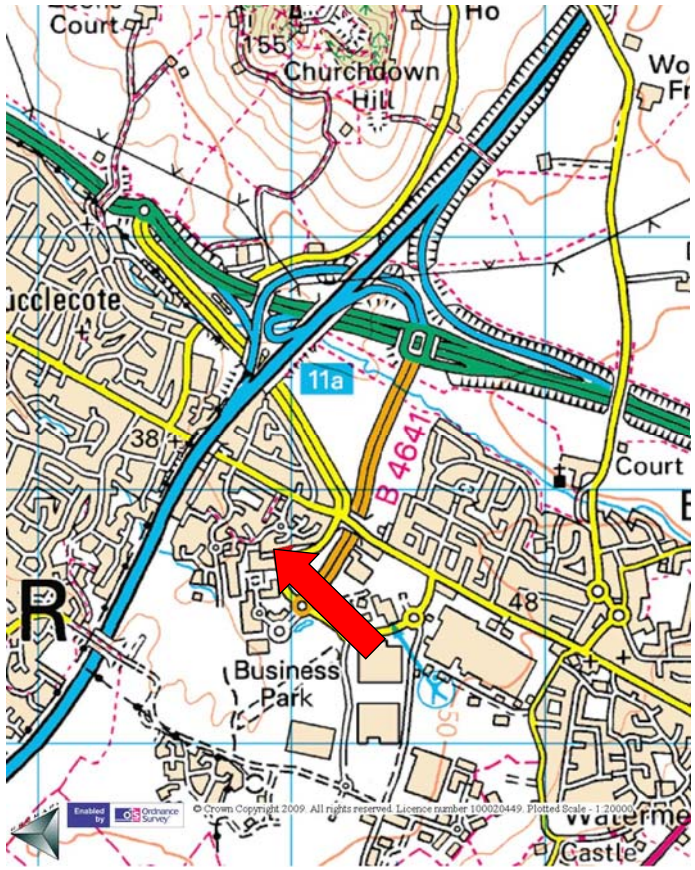
- Available on a new lease
- Superb business park environment
- Direct access to M5 Junction 11a and A417 Gloucester/ Swindon trunk road

Unit 13.9 Gloucester Business Park, Gloucester

Location

Gloucester Business Park is superbly located approximately 2 miles east of Gloucester City Centre accessed by the Barnwood Bypass dual carriageway and within half a mile of the A417 trunk road and Junction 11a of the M5 motorway, Cheltenham is approximately 6 miles north east.

Road communications are therefore excellent with direct access to the M5 and a predominantly dual carriageway link via the A417 to the M4 at Swindon.



Description

Unit 13.9 comprises an end of terrace single storey industrial/warehouse unit of steel portal frame construction with brick and clad elevations under a corrugated sheet roof internally lined and including translucent panels. The construction provides for an internal eaves height of approximately 4 metres (haunch height approximately 3.5 metres).

The unit is arranged with a pedestrian entrance door, WC accommodation and folding shutter loading door.

Accommodation

Approximate Gross Internal Area

3,787 sq ft (351.83 m^2)

Terms

The building is available by way of a new full repairing and insuring lease at a rent to be based on £5.75 per sq ft per annum exclusive.

Services

We are advised that all main services are connected or available.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves independently as to the state and condition of such items.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Rateable Value

The valuation office website describes the property as warehouse and premises with a rateable value of £20,250.

Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.

Legal Costs

Each party is to be responsible for their own legal costs.

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Energy Performance Certificate

An EPC will be provided.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenant establish the implications before entering into any agreement.

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

Strictly by arrangement with the agents.

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