

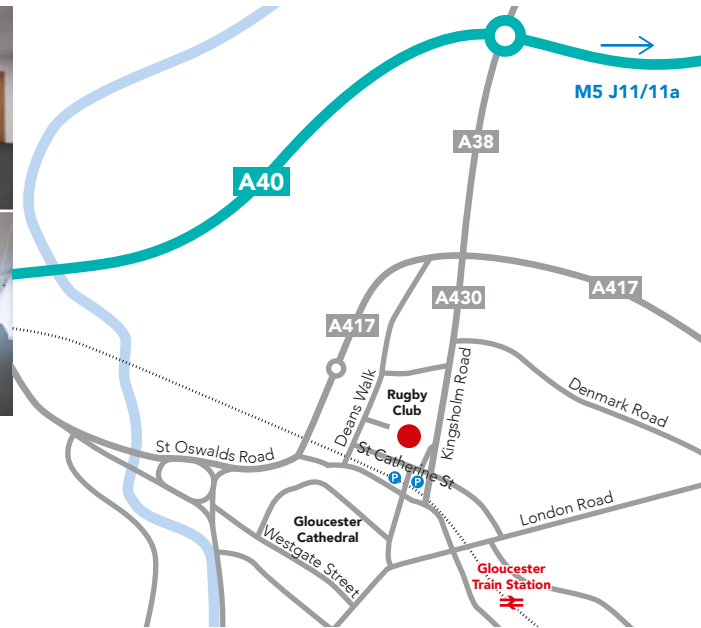
Kingsholm

BUSINESS PARK
GLOUCESTER GL1 3AX

TO LET

City centre industrial warehouse and office space with an excellent car parking ratio from approximately 24,000 sq ft to 73,000 sq ft





LOCATION

The property is situated approximately 1/4 mile north of the City Centre and is accessed via St Oswald's Road (A417) and Priory Road/Gouda Way or Bruton Way (A430). The site has two entrance points, either from St Catherine Street via Worcester Street (A430) or Skinner Street. The site lies approximately 1 mile from the Gloucester Ring Road.

Gloucester is well connected to the motorway network, being served by three junctions of the M5; junction 11 provides access via the A40 (3 miles), junction 12 to the south (5 miles) and junction 11a (3 miles) connects to the Brockworth Bypass, Cirencester/Swindon and the M4 motorway at junction 15 (34 miles).

DESCRIPTION

The property comprises a substantial industrial warehouse with integral ground and first floor offices.

The industrial warehouse accommodation is built on a double bay steel portal frame with brick and block elevations providing an internal eaves height of approximately 5.6m. Level access loading doors are provided to three elevations.

Ground and first floor offices form part of the main building but have been extended beneath a pitched tiled roof. The office accommodation is predominantly open plan, with partitioning to some areas, and is carpeted throughout. Comfort cooling units serve the first floor.

Externally there is extensive parking to the front and rear of the property with good circulation areas.

ACCOMMODATION

(Approximate gross internal area).

Industrial Warehouse Area	4,452.3 sq m	47,924 sq ft
Loading bay	139.4 sq m	1,501 sq ft
Ground & First Floor Offices	2,190 sq m	23,575 sq ft
TOTAL	6,781.7 sq m	73,000 sq ft

RATES

The property will need to be reassessed for Rating purposes and further details are available from the agents upon request.

PLANNING

The property has been used for manufacturing, storage and offices.

RENT

On application.

TERMS

The space is available on a new lease or leases for a term to be agreed.

SERVICE CHARGE

A charge will be levied by the landlord to cover the costs associated with the upkeep and maintenance of the communal areas.

VAT

The property is elected for VAT and it will be applicable on the rent and other landlord's supplies.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

FURTHER INFORMATION

For further information please contact the agents.



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