

TO LET

INDUSTRIAL WAREHOUSE PREMISES

Unit 2

Wisloe Road Business Park
Cambridge, Slimbridge
Gloucester GL2 7AJ

Industrial Warehouse Premises
Approximately 13,141 ft² (1,220.83 m²)

- Available Immediately
- Self-Contained Office and Warehouse Unit
- Car Parking
- Popular and Established Commercial Estate
- Frontage to Estate Entrance
- New Lease Available

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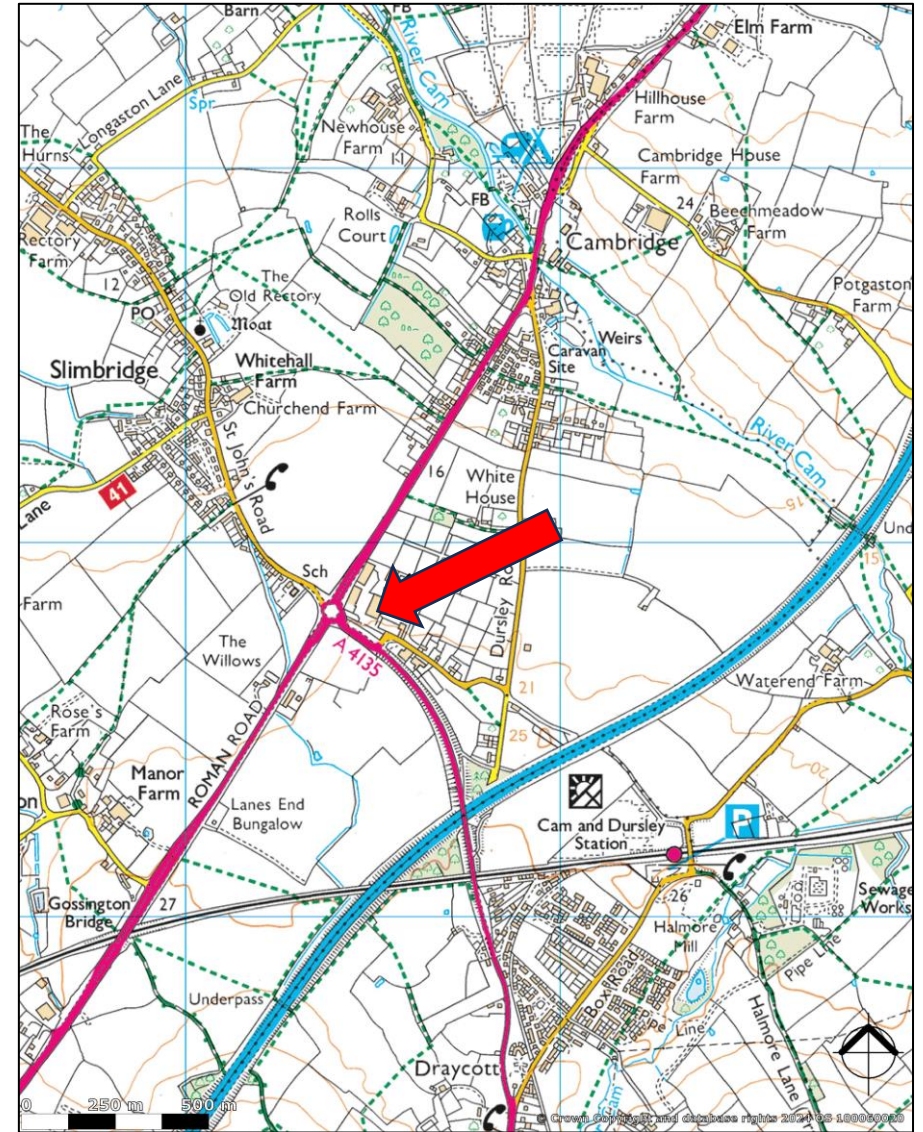
PROPERTY CONSULTANTS

Location

The property is located at the popular Wisloe Road Business Park, on the eastern side of A38 Bristol Road, approximately 3 to 4 miles north-west of Cambridge and Dursley, 7 miles south of Stonehouse and 12 miles south of Gloucester.

The M5 Motorway can be accessed via Junction 13, approximately 6 miles to the north, and Junction 14 approximately 7 miles to the south.

The M4 Motorway can be accessed via Junction 15, approximately 15 miles to the South, providing connections to Bristol and London.



Accommodation

Description

Wisloe Road Business Park is an attractive, thriving and well-established commercial estate with a broad mix of businesses, including industrial occupiers and retailers.

Unit 2 is located at the front of the estate and comprises a two-storey industrial warehouse building of traditional brick construction beneath a pitched roof.

Internally the accommodation includes ground and first warehousing, offices and storage space together with staff welfare facilities including a kitchenette and WCs

Access to the building is through the main front door and rear loading door into the warehouse.

There is allocated car parking to the front, as well as a loading area to the front of the workshop area.

Lease

The unit is available on a new full repairing and insuring lease to be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, on terms to be agreed.

Rent

£55,000 per annum, exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Services

We are advised that all main services are connected to the premises, including Three Phase electricity and mains gas. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Measurements (GIA)

Area	Sq ft	Sq m
Warehouse (ground floor)	7,089	658.58
Warehouse (first floor)	6,052	562.24
TOTAL	13,141	1,220.82

Offices



Industrial & Logistics



Sectional Overhead Loading Door

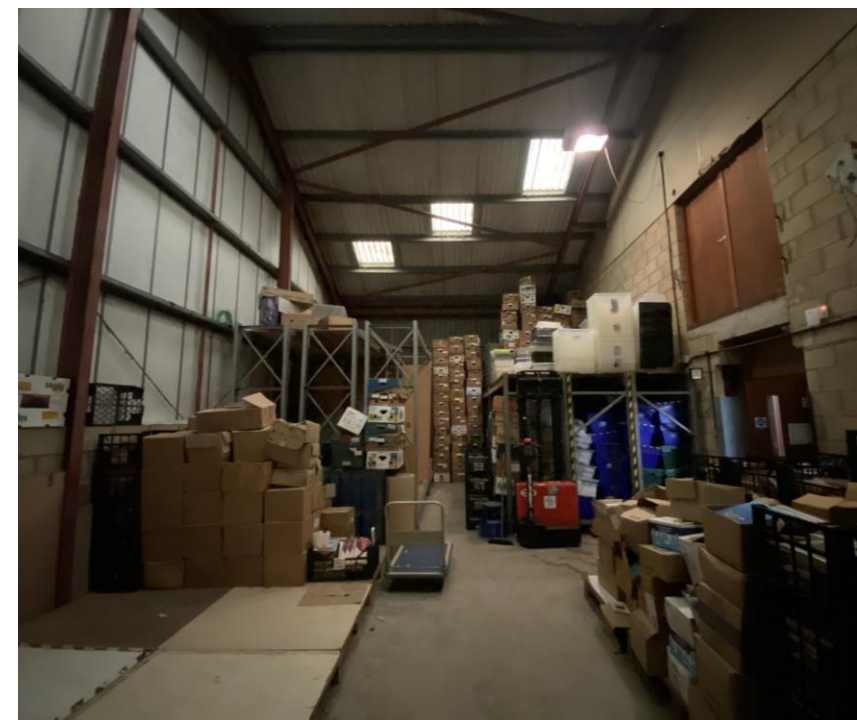


Car parking



Staff facilities







ALL DELIVERY
DRIVERS TO REPORT
TO SALES OFFICE
BEFORE ENTERING
THE YARD

buildit

5
ONE WAY
5
WARNING

CUSTOMER



Business Rates | EPC | Terms | Services

Business Rates

Interested parties should make their own enquiries to Stroud District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The full certificate and recommendations can be provided upon request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

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

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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Gloucester Business Park
Gloucester GL3 4AA

www.alderking.com

AK Ref:

Date: August 2024

Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.