

# INDUSTRIAL WAREHOUSE BUILDING TO LET



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

**Unit 13.6 Gloucester Business Park, Gloucester, GL3 4AA**

**Approximately 2,790 sq ft (259.19 sq m)**

# Location | Description

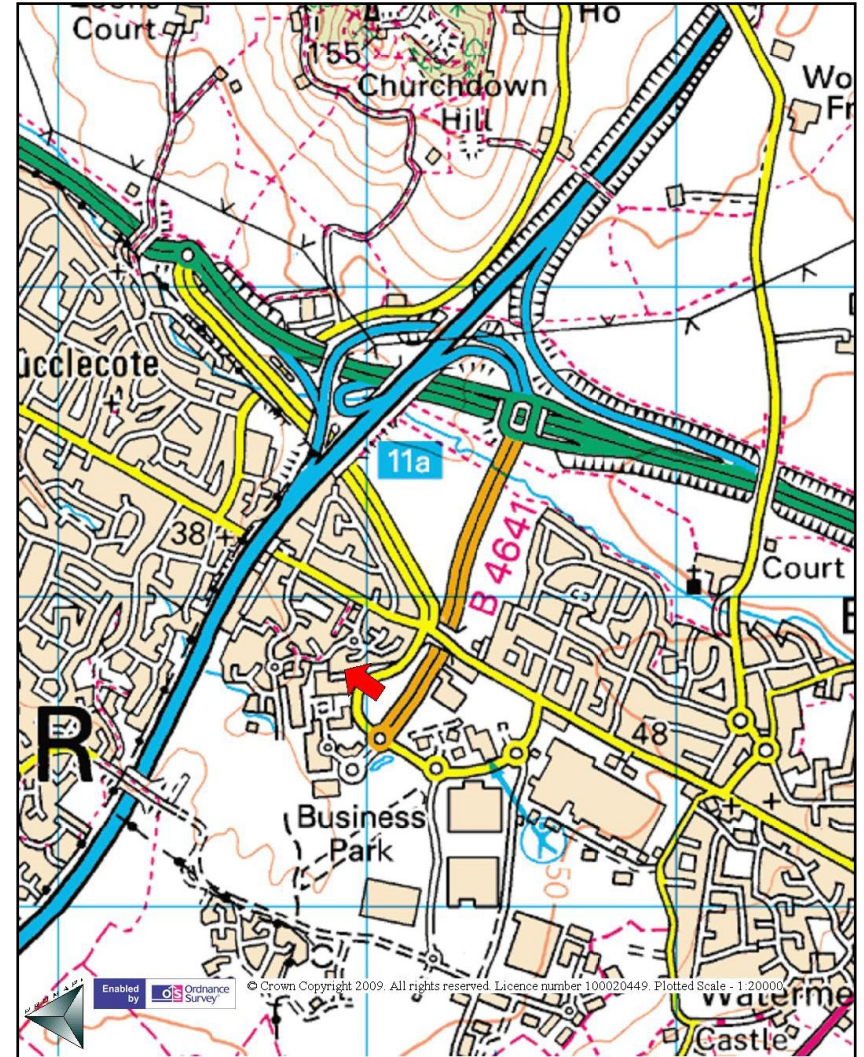
Gloucester Business Park is superbly located approximately 2 miles east of Gloucester City Centre accessed by the Barnwood Bypass dual carriageway and within half a mile of the A417 trunk road and Junction 11a of the M5 motorway, Cheltenham is approximately 6 miles north east.

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 13.6 comprises an end of terrace single storey industrial/warehouse unit of steel frame construction with brick and clad elevations under a corrugated sheet roof internally lined and including translucent panels. The construction provides for an internal height of approximately 3.9 metres to the underside of the steel roof trusses.

The building has been extensively refurbished with the works including a new composite panel roof with new roof lights, a new insulated roller shutter loading door, new pedestrian door and windows, decoration and a colour sealed floor.



**M5  
Motorway  
Junction  
11A**



**0.5 miles north**

**Gloucester**



**2 miles east**

**Cheltenham**



**6 miles**

# Terms | Rates | Services

## Approximate Gross Internal Area

2,790 sq ft (259.19 m<sup>2</sup>)

## Terms

The building is available by way of a new full repairing and insuring lease controlled outside of the Landlord & Tenant Act 1954, at a rent of £32,000 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](http://www.leasingbusinesspremises.co.uk).

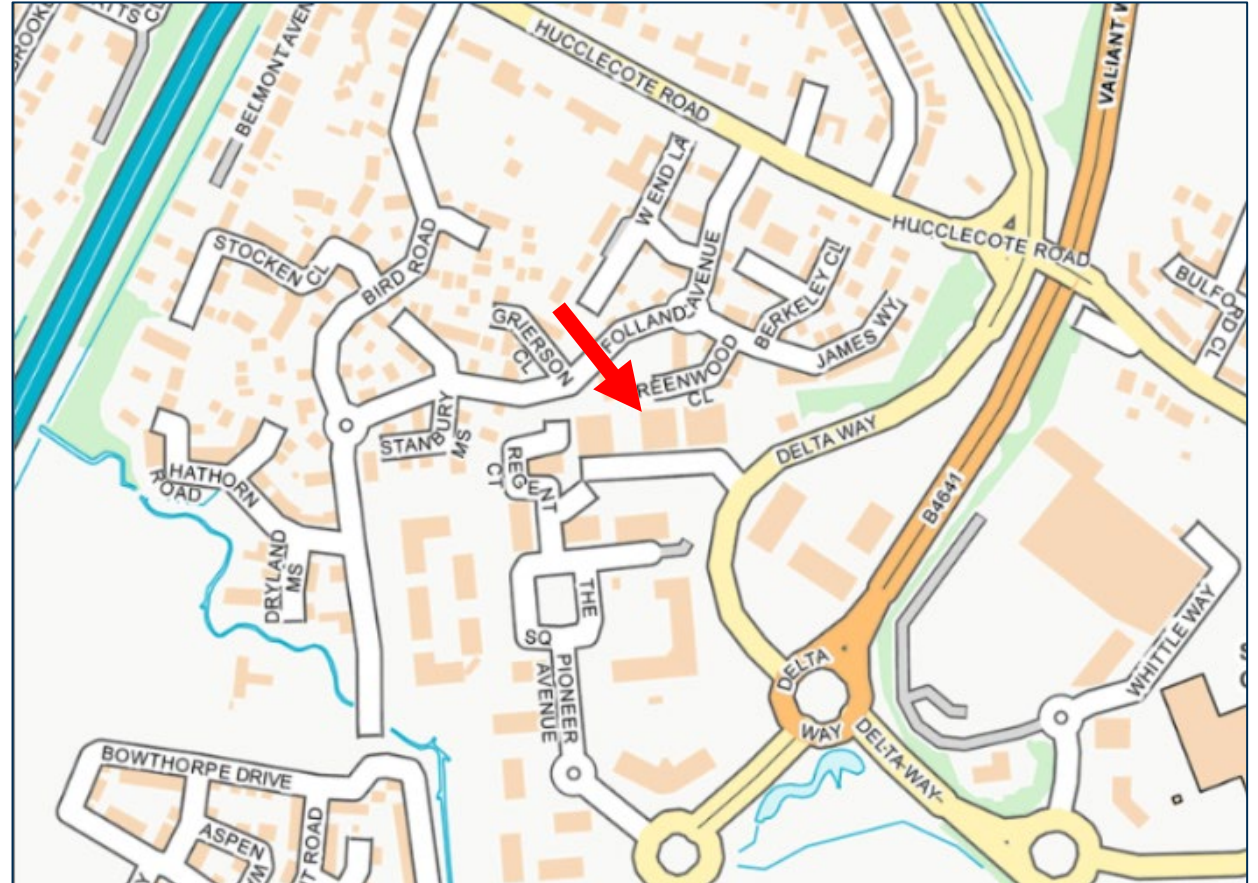
## Rateable Value

The valuation office website describes the property as warehouse and premises with a rateable value of £19,750.

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.



# EPC | VAT

## Energy Performance Certificate

The property has an EPC rating of D-82.

## 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

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## 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

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



## **Alder King Property Consultants**

Brunswick House  
Gloucester Business Park  
Brockworth  
Gloucester GL3 4AA

[www.alderking.com](http://www.alderking.com)

**AK Ref:** N97217/Unit 13.5

**Date:** October 2024

**Subject to Contract**



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### 1. Money Laundering Regulations 2017

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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)

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