



**FOR SALE**



# Marlan House

Lower Tuffley Lane, Gloucester GL2 5DT

Detached Industrial/Warehouse Building – Approximately 15,675 sq ft (1,456.14 sq m)



# Location

The property is located in Lower Tuffley Lane accessed off the A430 Bristol Road approximately 2 miles south of Gloucester city centre and approximately 3.5 miles north of Junction 12 of the M5 Motorway.

This is an excellent and established commercial location with the major intersection of Bristol Road, the A38, the Ring Road and the South West Bypass being within 0.25 of a mile.



**M5 – J12**



**3.5 miles**

**Gloucester City Centre**



**2 miles**



# Accommodation

## Description

The property comprises a detached industrial warehouse building originally constructed in the 1980's with two storey offices and subsequently extended with an additional industrial warehouse bay to the rear of the original building.

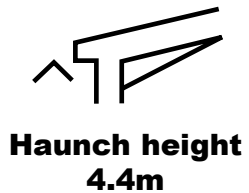
The building is constructed on a steel frame with brick and clad elevations and part height internal blockwork. The original frame provides for an internal clear height to the frame haunch of approximately 4.4m. Loading is by way of two roller shutter loading doors in the front elevation.

Two storey offices are located at the front of the building providing a range of office rooms, kitchen and separate male and female wcs. The offices are centrally heated, carpeted, lit and have a mix of timber framed and UPVC framed windows. A partitioned store accessed from both the ground floor office and the industrial warehouse area is located to the rear of the office block with storage space above.

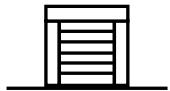
Externally the property benefits from a large car park and yard with extensive landscaped areas. Double gates secure the access off Lower Tuffley Lane.

A high-pressure gas pipeline crosses the site beneath the car park and landscaped areas, turning to run along an adjoining access road outside and to the east of the demise.

| Area                               | Sq ft         | Sq m            |
|------------------------------------|---------------|-----------------|
| Original Industrial Warehouse Area | 7,845         | 728.81          |
| Industrial Warehouse Extension     | 5,243         | 487.09          |
| Ground Floor Offices               | 887           | 82.36           |
| First Floor Offices                | 900           | 83.60           |
| Ground Floor Store                 | 400           | 37.14           |
| Storage Over                       | 400           | 37.14           |
| <b>Total:</b>                      | <b>15,675</b> | <b>1,456.14</b> |



**2 Loading  
Doors**



**Onsite  
parking**



**Kitchenette**



**WC facilities**





# Rates | EPC | Terms

## Services

We are advised that all main services are connected to the premises. 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.

## Business Rates

The Valuation Office Agency lists the property as Workshop and Premises with a rateable value of £52,000.

Interested parties should make their own enquiries to Gloucestershire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

## Code for Leasing

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

## Terms

The property is available to purchase freehold.

## Price

The property is offered at a guide price of £1.1million exclusive of VAT.

## Legal Costs

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

## VAT

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

## AML

A successful tenant/purchaser 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:



**Alder King Property Consultants**  
Brunswick House  
Gloucester Business Park  
Gloucester  
GL3 4AA

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

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**Date:** September 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.



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PROPERTY CONSULTANTS





