

alder king

PROPERTY CONSULTANTS

TO LET

Units 5, 6 & 7 Tuffley Trading Estate, Pearce Way, Gloucester, GL2 5YD



Industrial Warehouse Units

Approximately 2,940 to 10,116 Sq Ft (273.17 to 939.80 Sq M)

- Industrial Warehouse Units with Trade Counter Flexibility
- Available Now / New Leases Available
- Approximately 3 Miles to the M5 Motorway (J12)

Location

Gloucester is the administrative centre of the county of Gloucestershire and is one of the principal commercial centres in the South West of England.

The historic cathedral city is located close to the border between England and Wales and is approximately 28 miles from Worcester, 32 miles from Bristol and 94 miles from Birmingham. The city benefits from excellent road communications with access to the M5 via junctions 11, 11a and 12. The A417/9 also links the city to junction 16 of the M4 at Swindon.

Gloucester Railway Station provides a direct link to London Paddington with a journey time of approximately 1 hour 50 minutes as well as direct links to Bristol (54 minutes), Birmingham (55 minutes) and Cardiff (63 minutes).

M5 Junction 12

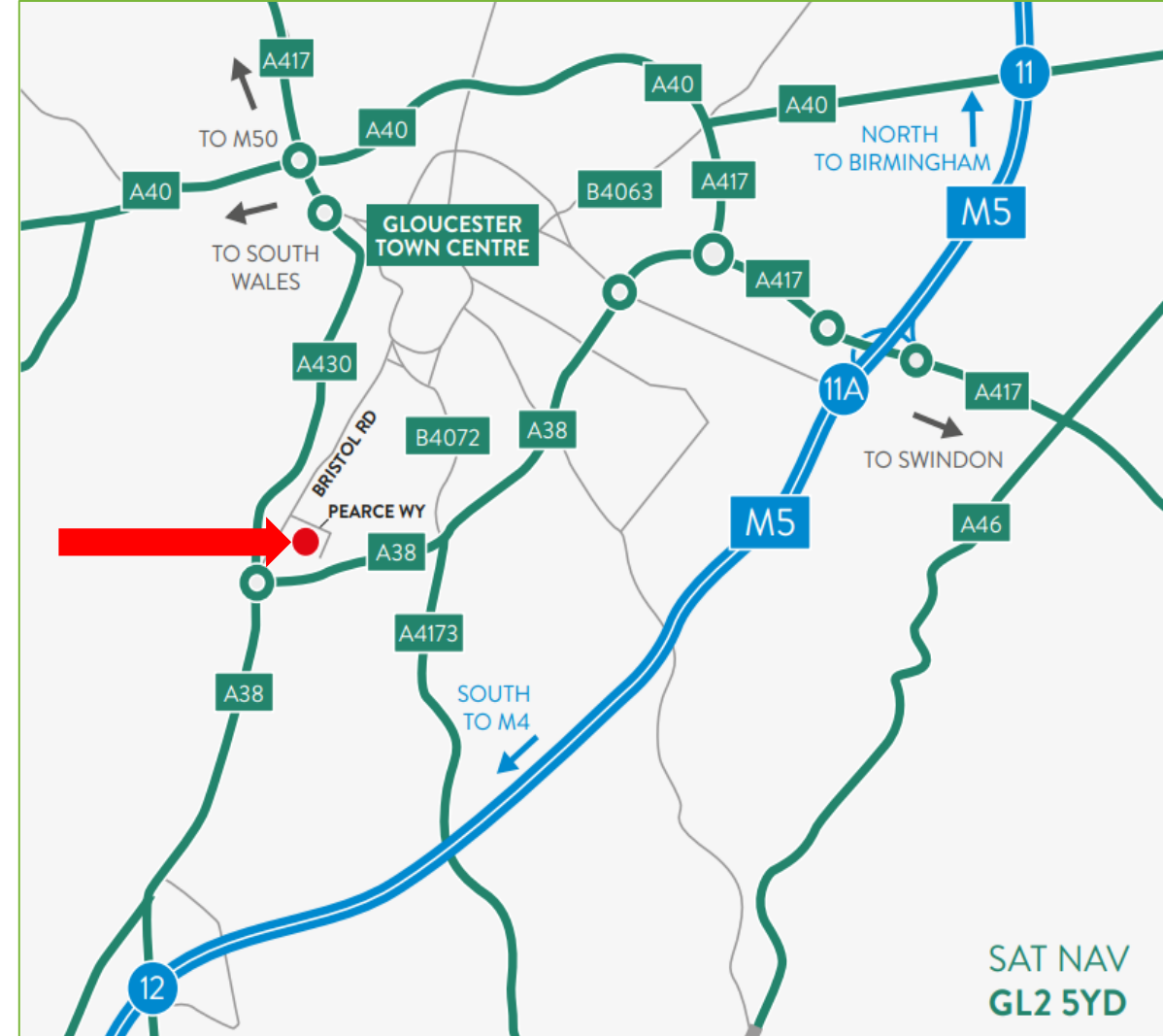


3.5 miles

**Gloucester City
Centre**



2.5 miles



Description | Terms

Description

The properties comprise 3 industrial warehouse units of steel frame construction, with brick block and clad elevations beneath profile sheet cladding roof incorporating translucent skylight panels.

Internally the properties provide warehouse/workshop accommodation, with ground and first floor office and amenity areas.

Access for each unit is provided by mechanical overhead loading doors, as well as a pedestrian door contained within the front elevation.

Car parking and loading is provided to the front of each unit.

Terms

The units are available separately or combined, on new full repairing and insuring leases to be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, for a period of years to be agreed.

Rent

Available on application.

Unit 5	Sq ft	Sq m
Warehouse	2,653	246.55
Ground Floor Offices	287	26.62
TOTAL	2,940	273.17

Unit 6	Sq ft	Sq m
Warehouse	2,593	240.93
Ground Floor Offices	266	24.69
First Floor Offices	266	24.69
Mezzanine	914	84.99
TOTAL	4,039	375.30

Unit 7	Sq ft	Sq m
Warehouse	2,591	240.69
Ground Floor Offices	273	25.38
First Floor Offices	273	25.38
TOTAL	3,137	291.45

Rates | EPC

Business Rates

Units 5 & 6 have a combined assessment at present, and Unit 7 has a separate assessment. The Valuation Office website states that from April 2026 Units 5 & 6 have a combined rateable value of £57,000, and Unit 7 has a rateable value of £24,500.

Interested parties should make their own enquiries to the local billing authority to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.

Energy Performance Certificate

Unit 5: 90-D Unit 6: 74-C Unit 7: 97-D

Legal Costs

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

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.



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Viewing Arrangements

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



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AK Ref: GN/AJGR/N93661

Date: July 2026

Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

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As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.