

# 10 CENTRE

GLOUCESTER

MODERN  
WAREHOUSES/  
INDUSTRIAL UNITS



**TO LET**  
**UNITS 3, 4 & 5**

RANGING FROM  
**10,061 - 36,695 SQ FT**  
(934.69 - 3,409.08 SQ M)

G-TEKT EUROPE MANUFACTURING LTD

T B S ENGINEERING LTD

ROYAL MAIL

LAITHWAITES WINE GLOUCESTER

WINCANTON

DHL SUPPLY CHAIN

**IO CENTRE**

**IO CENTRE**  
GLOUCESTER

DIRECT DUAL CARRIAGEWAY  
ACCESS FROM THE BUSINESS  
PARK TO JUNCTION 11A OF  
THE M5 MOTORWAY AND THE  
A417 GLOUCESTER SWINDON  
TRUNK ROAD.

M5

J11A

M5

IO CENTRE | GLOUCESTER | GL3 4AQ

OVERVIEW

# DESCRIPTION

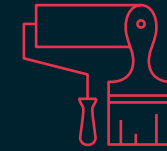
TERRACE WAREHOUSING BUILT TO A HIGH SPECIFICATION AND CONSTRUCTED ON A STEEL FRAME WITH PROFILE CLAD ELEVATIONS INCORPORATING FEATURE BRICKWORK.



January 2022



April 2023



TO BE REFURBISHED



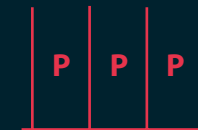
FITTED OFFICES



EAVES HEIGHT  
6.7M



LEVEL LOADING  
DOORS



GENEROUS  
CAR PARKING



CONCRETE  
LOADING AREA



AVAILABLE ON  
NEW LEASE



ESTABLISHED BUSINESS  
PARK ENVIRONMENT



January 2022

ACCOMMODATION

Unit 3	sq ft	sq m
Warehouse	10,578	982.72
Ground Floor Office	1,086	100.89
First Floor Office	1,086	100.89
<b>Unit 3 Total</b>	<b>12,750</b>	<b>1,184.48</b>



January 2022



January 2022



26 PARKING SPACES



1 LOADING DOOR



EPC C (53)



RATEABLE VALUE TBC

UNIT 3



April 2023

ACCOMMODATION

Unit 4	sq ft	sq m
Warehouse	8,709	809.09
Ground Floor Office	387	387
First Floor Office	965	965
<b>Unit 4 Total</b>	<b>10,061</b>	<b>934.70</b>
<b>4 &amp; 5 Combined Total</b>	<b>23,946</b>	<b>2,224.66</b>



January 2022



January 2022



39 PARKING SPACES



1 LOADING DOOR



EPC  
B (50)



RATEABLE VALUE  
£71,500  
(April 2026)

**UNIT 4**



April 2023

ACCOMMODATION

Unit 5	sq ft	sq m
Warehouse	11,152	1,036.06
Ground Floor Office	1,366	126.92
First Floor Office	1,366	126.92
<b>Unit 4 Total</b>	<b>13,885</b>	<b>1,289.96</b>
<b>4 &amp; 5 Combined Total</b>	<b>23,946</b>	<b>2,224.66</b>



January 2022



January 2022



32 PARKING SPACES



2 LOADING DOORS



EPC B (30)



RATEABLE VALUE  
£79,500  
(April 2026)

# LOCATION



## THE BUILDINGS ARE LOCATED WITHIN GLOUCESTER BUSINESS PARK.

- Located approximately one mile from junction 11A of the M5 motorway and the A417 Gloucester Swindon trunk road.
- Gloucester Business Park is positioned between Gloucester and Cheltenham and provides a high quality environment with existing occupiers including GE Aviation, TBS Engineering, G-TEKT, Laithwaites, Royal Mail and UPS.

M5 – JUNCTION 11A	1 MILE NORTHEAST
M5 – J11	5 MILES
GLOUCESTER	4 MILES
CHELTENHAM	6 MILES



# 10 CENTRE

## GLOUCESTER

### 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

For rates payable please contact the marketing agents or local billing authority.

### ENERGY PERFORMANCE CERTIFICATE

New EPC's will be commissioned post refurbishment.

### TERMS

The properties are available on new full repairing and insuring terms, either separately or combined.

### RENT

Upon application.

### LEGAL COSTS

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

### ESTATE CHARGE

The estate has an estate charge which is levied for the up keep of the communal areas.

### VAT

All figures are quoted exclusive of VAT.

### ANTI-MONEY LAUNDERING

The successful tenant will be required to provide relevant information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

### FURTHER INFORMATION

For further information, please contact the joint agents:



**Josh Gunn**  
07826 889 595  
Josh@russellpc.co.uk

**Chris Miles**  
07970 886 740  
Chris@russellpc.co.uk



**Adrian Rowley**  
07771 874 175  
ARowley@alderking.com

FURTHER  
INFORMATION