

**alder king**

PROPERTY CONSULTANTS

## INDUSTRIAL WAREHOUSE UNIT WITH SECURE YARD

# TO LET

Units E3/4

Goodridge Business Park

Goodridge Avenue

Gloucester GL2 5EA

Approximately 9,726 sq ft (903.64 sq m)

- New Lease Available
- Industrial Warehouse Accommodation
- Close Proximity to M5 Motorway (J12)
- Secure Fenced and Gated External Yard
- EPC A (17)

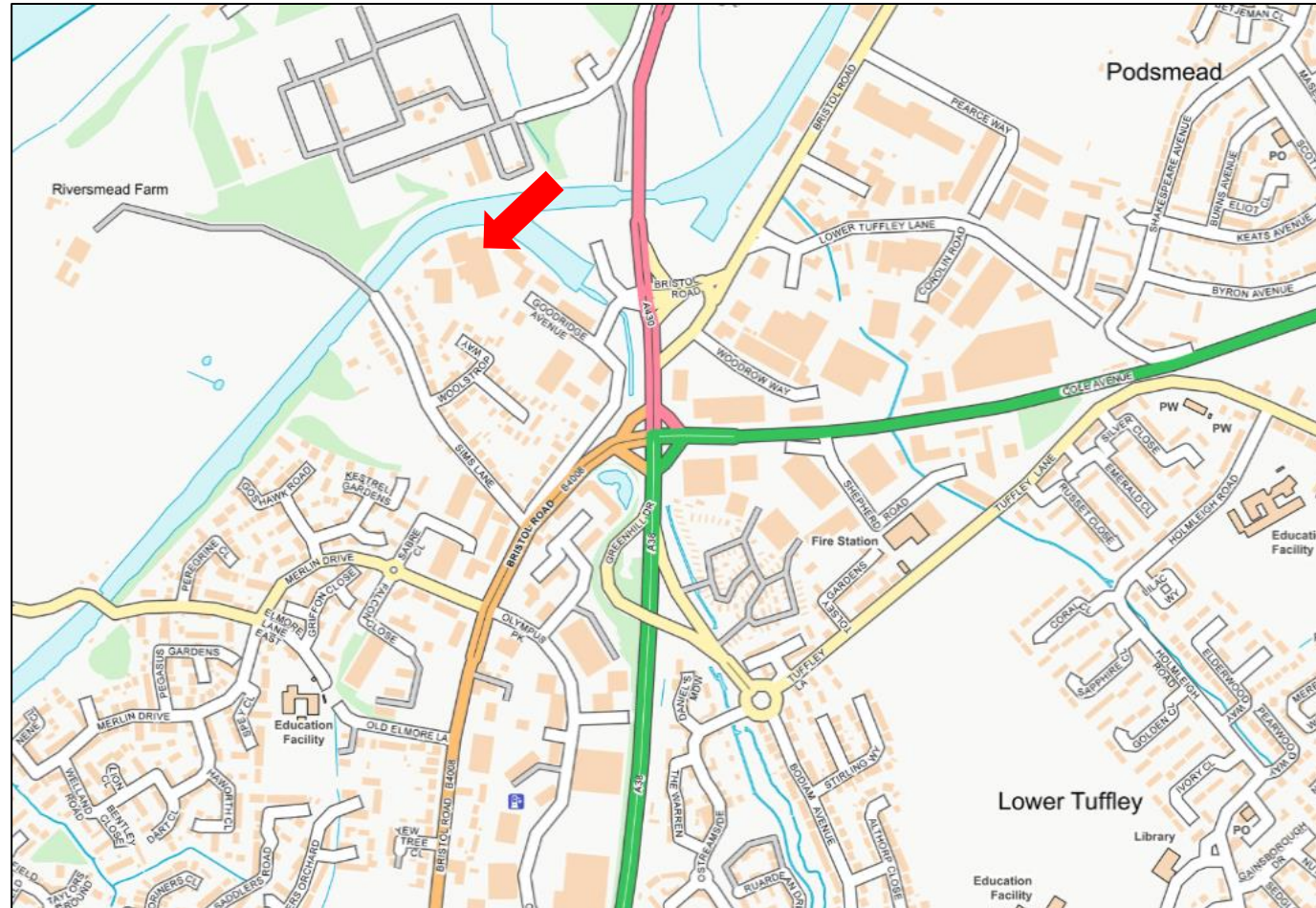


# Location

The premises are located at Goodridge Business Park, accessed from Goodridge Avenue which is located directly off the adjacent junction which connects the A38 to the A430 Gloucester South Western bypass.

Gloucester City Centre is approximately 2.5 miles north, Cheltenham 16 miles north east, Tewkesbury 14 miles north and Bristol 40 miles south west.

Other occupiers on the site include Mercury Glazing, Hydroscand Hose & Fittings, Principality Plastics and Futures Care.



**Gloucester  
City Centre**



**2.5 miles  
north**

**Cheltenham**



**16 miles  
north east**

**Bristol**



**40 miles  
south**

# Description | Accommodation | Terms | Rent

The property comprises an attached steel portal frame industrial warehouse unit, with profile clad elevations under a pitched profiled roof incorporating translucent light panels. The eaves height is approximately 4.8 metres.

There is a glazed entrance door, and windows have been installed to the front elevation with the potential to create modern showroom/office accommodation.

The property benefits from a large secure, fenced and gated private yard. There is a generous amount of space available for car parking, and further car parking within the communal parking areas.

We are advised that all main utility services are connected to the building, and a significant proportion of the electricity used is renewable generated from solar panels.

Loading is via 2 level loading doors only, in the north and west elevations.

The unit could be suitable for a variety of uses, subject to planning.

A programme of refurbishment works is planned from January 2025.

## Accommodation

Unit Area – Gross Internal Area	Sq ft	Sq m
E3/4	9,726	903.64

## Terms

By way of new full repairing and insuring lease, for a term of years to be agreed, contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

## Rent

To be based on **£6.25** per sq ft, per annum, exclusive.



# Rates | EPC | Services

## Business Rates

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 rating assessment.

## Energy Performance Certificate

The property has been awarded an energy efficiency rating of A (17).

## Legal Costs

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

## Services

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

## 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 will be levied on the rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).





# 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)

**AK Ref:** AJGR/GN/N86459

**Date:** May 2024

**Subject to Contract**



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## Important Notice

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### 2. Misrepresentation Act 1967

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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

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