

TO LET

Kingsholm Business Park

St Catherine Street, Gloucester, GL1 2SL

Industrial/Warehouse Unit Approximate Gross Internal
Area – 9,977 sq ft (926.86 sq m)

- Situated on a secure site with good accessibility to the surrounding area
- New lease available
- Close to City Centre



Location

Kingsholm Business Park is situated adjacent to Gloucester Rugby's Kingsholm Stadium approximately 0.25 of a mile north of the City centre and is accessed via St Oswald's Road (A417) and Priory Road/Gouda Way or Bruton Way (A430). The site has two accesses from St Catherine Street and Skinner Street. The site lies approximately one mile from the Gloucester Ring Road.

Gloucester is well connected to the motorway network, being served by three junctions of the M5, Junction 11 provides access via the A40 (3 miles), Junction 12 to the south (5 miles) and Junction 11a (3 miles) connects to the Brockworth Bypass, Cirencester/Swindon and the M4 motorway at Junction 15 (34 miles).



Accommodation | Planning | Rates | EPC | Terms

Description

The property is a detached single storey industrial/warehouse unit of concrete frame construction with part brick, part block elevations under a pitched clad roof. Access is provided by way of a single vehicular door via a loading bay and there is a pedestrian access.

The accommodation comprises the main workshop/storage area with kitchen and WC facilities. The property benefits from all mains services.

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.

Area	Sq ft	Sq m
TOTAL	9,977	926,86

All measurements are approximate Gross Internal Areas.

Planning

The property has been used for storage which falls within Class B8 of the Use Classes Order 1987. It would suit alternative uses, subject to the necessary consents being obtained.

Business Rates

The Valuation Office website confirms that the property had an assessment of £36,750.

Energy Performance Certificate

The Energy Performance Certificate rating is D (94) (August 2017). The full certificate and recommendations can be provided on request.

Code for Leasing

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

Lease

The property is available on a new full repairing lease with terms to be negotiated.

Rent

£50,000 per annum exclusive.

Legal Costs

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

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants 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



Ash Chartered Surveyors

3 Pullman Court
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AK Ref: AJGR/LDG/N87829

Date: January 2023

Subject to Contract

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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.