

Preliminary Particulars



**TO LET**

# Unit 2, Gateway 12 Business Park

Davy Way, Hardwicke, Gloucester, GL2 3BY

Warehouse Building 43,650 sq ft gross approx



# Location

Gateway 12 Business Park is located 3 miles to the South West of Gloucester, adjacent to the A38 dual carriageway and just two miles from Junction 12 of the M5.

Additionally, the A38 provides dual carriageway access to the Gloucester Ring Road and the South West Bypass.

Major occupiers within the local vicinity include the Gloucester Constabulary HQ, DPD, Amazon and Parcel Force.



**A38**



**0.5 of a mile west**

**M5**



**Junction 12 2 miles north**

**Gloucester**



**3 miles**

**Nearby Population**





# Accommodation

## Description

The property comprises a superb detached warehouse building located on a self-contained plot.

It is constructed on a steel portal frame with a mix of brick and profile sheet clad elevations. The frame provides an internal working height of approximately 8 metres to the underside of the frame haunch.

Ground and first floor office and amenity accommodation is provided to a high standard including perimeter trunking, suspended ceilings and LED lighting.

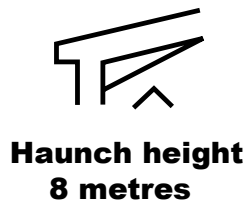
Loading is provided by three level access loading doors from the concrete yard, which has a maximum depth of approximately 35 metres. Separate car parking is provided.

## Services

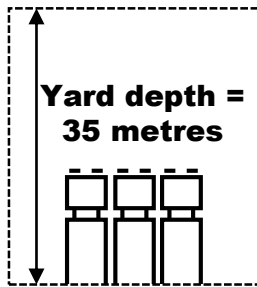
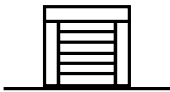
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Areas are approximate Gross Internal Floor Areas.

Area	Sq ft	Sq m
Warehouse	32,518	3,020.98
Offices	5,566	517.09
First floor and offices	5,566	517.09
<b>TOTAL</b>	<b>43,650</b>	<b>4,055.16</b>



**Surface level  
Doors = 3**



**Office content =  
25%**



**WC facilities**



**Shower  
facilities**



# Planning | Rates | EPC | Terms

## Planning

Gateway 12 Business Park originally had planning consent for warehouse, general/light industrial and offices (B8, B2 and B1). The property has been used for warehouse use (B8).

## Business Rates

The property requires a separate assessment for business rates. Interested parties should make their own enquiries to the billing authority 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

The EPC Rating is B43 and the full certificate 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](#)

## Terms

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

## 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 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**

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

**AK Ref:** AR/LG/N96944

**Date:** June 2022

**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.