

## Unit 3 Wheatlands, Smart Farms, Gloucester GL2 8DF

- Industrial
- Gloucester
- To Let
- 231.03 m2 (2,487 ft2)



**NEW UNIT**



# Unit 3 Wheatlands, Smart Farms

**New unit situated approximately 3 miles from Gloucester City Centre. Available on a flexible basis.**

## Location

Smart Farms is located just off the A40 trunk road, some 3 miles from the City of Gloucester. It benefits from excellent road communication links to the surrounding area. The A40 links to Gloucester's ring road and the A417, leading to the M5 at Junction 11 (6 miles). Cheltenham is 8 miles, Tewkesbury via the A38 is 13 miles and Junction 3 of the M50 is 11 miles.

## Description

The property forms part of a terrace of brand-new industrial warehouse units of steel portal frame construction and profile metal clad elevations under a clad roof incorporating translucent panels at regular intervals.

Access is provided by way of an insulated vehicular up and over door and also steel pedestrian door.

The specification includes a minimum eaves height of 6m, power floated concrete floors, mains electricity and lighting are provided, and each unit has WC facilities.

There are generous loading and parking areas to the front of the building.

## Accommodation

(Approximate gross internal areas)

Unit 3	231.03 m <sup>2</sup>	(2,487 ft <sup>2</sup> )
--------	-----------------------	--------------------------

## Rates

The property will need to be assessed for rating purposes.

## Terms

The property is offered on a flexible basis for a term to be agreed.

## Rent

Unit 3	£400 per week exclusive.
--------	--------------------------

## Service Charge

A charge is levied to cover costs such as waste removal (1x wheelie bin per week), water charges, buildings insurance and external maintenance. The contribution is included in the rental figure outlined above and further information is available from the agents.

## VAT

The property is registered for VAT purposes.

## EPC

An EPC is being prepared.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The tenant is to make a contribution of £200 plus VAT towards the legal agreement.







# Unit 3 Wheatlands, Smart Farms





# Request a viewing


For further information or to request a viewing, please get in touch

## Key contacts



**Simon McKeag BSc (Hons) MRICS**

 [simon@ashproperty.co.uk](mailto:simon@ashproperty.co.uk)

 07737 691453



**Harry Pontifex BSc (Hons) MRICS**

 [harry@ashproperty.co.uk](mailto:harry@ashproperty.co.uk)

 07917 886176

[www.ashproperty.co.uk](http://www.ashproperty.co.uk)

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084  
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

**ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:**

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

### **Code of Practice for Commercial Leases in England and Wales**

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

### **Money Laundering Regulations 2017**

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.

### **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.

### **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.

