





Gantry Railing, Sudmeadow Road

Industrial unit with good quality offices in a well-established industrial area of Gloucester. Includes yards to the front and rear.

	M2	Ft2
Original factory	448.02	4,822
Factory extension	136.93	1,474
Offices	282.62	3,042
Total	867.57	9,338

Location

The property is situated on the southern side of Sudmeadow Road a short distance from its junction with Hempsted Lane and opposite the Severnside Trading Estate. It is situated in an established industrial area adjacent to Meadow Park, Gloucester City Football Club's ground.

Description

The factory probably dates from the early 1980s and is of steel frame construction with brick lower elevations to the front and sides, with vinyl coated metal cladding above and to the rear elevation. There is a pitched unlined corrugated asbestos roof with translucent panels for natural light and with some areas having a suspended ceiling. This part of the building is divided into a warehouse area along the front elevation with loading doors at either end, whilst to the rear is a series of good quality offices and a reception area.

The factory has a maximum eaves height of approximately 5.2 metres. An extension has been added to the northern end of the building with an eaves height of approximately 5.64m. It has been built to a good specification with an insulated metal clad roof, roller shutter loading door and reinforced concrete floor.

There is an enclosed yard to the rear of the property (approx. 0.044 hectares (0.108 acres) with access to Sudmeadow Road and a large car park at the front (approx. 0.144 hectares (0.355 acres). The total area extends to circa 0.564 hectares (1.39 acres). The access road is shared with the football club.

Planning

Within Classes E and B8 of the Use Classes Order.

EPC

An EPC is being prepared.

Rates

The Rateable Value registered on the Valuation Office Agency website is £40,750. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered freehold with vacant possession.

Price - £1,000,000

VAT

The property is elected for VAT.

Legal Costs

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





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Request a viewing


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

Key Contacts



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We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

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