





**Industrial unit, off Naas Lane, Quedgeley,
Gloucester GL2 2SD.**

-  Industrial
-  Gloucester
-  To Let
-  476.47 m2 (5,129 ft2)





Industrial unit, off Naas Lane

Industrial unit located just off Waterwells Business Park, approximately 2 miles from Junction 12 of the M5.

Location

The property is located on Naas Lane, adjacent to Waterwells Business Park which is excellent location 3 miles south of Gloucester City centre and approximately 1 mile north of Junction 12 of the M5 Motorway. Waterwells is a well-established centre and has attracted a number of businesses to include a 106-bedroom Holiday Inn, Bumble Bee Public House and a Park & Ride scheme. Major occupiers at the Park include the Gloucestershire Constabulary Headquarters, Prima Dental and Kohler EMEA.

Description

The property comprises a detached industrial unit accessed via a communal entrance to the front with potential to create a secondary access to a secure concrete surfaced yard at the rear.

The original section of the building is of brick construction under a pitched timber framed roof with metal sheet covering.

	M2	Ft2
Main Workshop	217.74	2,344
Workshop 2	70.41	758
Loading Bay	93.52	1,007
Offices, reception, kitchen and WCs	64.64	696
Mezzanine	30.16	325
Total	476.47	5,129

The property has been extended to the side and rear and the new section is of steel frame construction with fully clad roof and elevations with an internal plywood lining. The minimum eaves height in the main workshop is approximately 2.9m.

A mezzanine area has been constructed to the rear of the main warehouse to provide further office and staff facilities.

Offices, a reception area, kitchen and WC facilities are provided at the front of the property. In general, the offices have painted plastered ceilings and walls, laminate floor coverings and they are lit by a combination of spot and surface mounted LED lights.

There are loading doors to the front and rear.

The property has a covered loading bay to the front, 3 phase electricity and solar panels have been installed on the roof and the landlord is willing to discuss these in more detail.

Planning

The property has been used for manufacturing within Class B2 of the Use Classes Order 1987, but may suit alternative uses, subject to the necessary consent being obtained.

Rates

The Rateable Value registered on the Valuation Office Agency website is £9,900. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.





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Terms

The property is offered by way of a new lease for a term to be agreed.

Rent

£35,000 per annum exclusive.

VAT

The property is elected for VAT.

EPC

The property has an EPC Rating of C-63.

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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