

- Offices with storage
- Gloucester
- To Let
- 97.08 m2 (1,045 ft2)





# Unit 4 Shepherd Road Business Park

**Self contained unit with offices and storage in an accessible location approximately 3 miles from Junction 12 of the M5.**

## Location

The property is situated in an established commercial and industrial area of Gloucester and within the vicinity of a number of Business Parks. It occupies a prominent position close to the corner of Shepherd Road and Cole Avenue, Gloucester's Ring Road, the A38. This links to Junction 12 of the M5 Motorway.

## Description

The property comprises a brick-built two storey unit with offices, a WC and kitchenette on the ground floor with storage above. It has single glazed, timber casement windows and has access from one pedestrian door from the front. The roof has recently been replaced.

There is parking to the front of the unit with space for 6 cars when parked in tandem.

## Accommodation

(Approximate gross internal area)

	M2	Ft2
Ground Floor	69.77	751
First Floor	27.31	294
<b>Total</b>	<b>97.08</b>	<b>1,045</b>

## Planning

The property has been used as offices and storage.

## Rates

The Rateable Value appearing on the Valuation Office Agency website is £5,400.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## EPC

The property has a Rating of E-122.

## Terms

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

## Service Charge

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

## Rent

£10,000 per annum exclusive.

## VAT

The property is elected for VAT.

## Legal Costs

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






# Request a viewing


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

## Key Contacts



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