





**New Units at Grove End Farm, Grove Lane,  
Whitminster GL2 7NZ**

-  Industrial
-  Gloucester
-  To Let
-  53.5 m2 (576 ft2)



**BRAND NEW COMMERCIAL UNITS**



# Grove End Farm, Whitminster

**Brand new commercial units situated approx 1 mile from Junction 13 of the M5 with potential for a variety of uses.**

## Location

Grove End Farm is located at the northern end of Grove Lane, Westend, almost directly off the A38, in close proximity to the A419 and Junction 13 of the M5. Grove Lane is a minor road and is fairly low in traffic. The property is approximately 3 miles from Stonehouse, 6 miles from Stroud and 6 miles from Gloucester.

## Description

The scheme will provide a range of industrial/warehouse units of steel frame construction with fully clad elevations and roof incorporating translucent panels. Units 1 to 10 will comprise a terrace fronting the A38 and to the rear, Units 11 to 13 will be detached units and Units 14 & 15 a pair of semi-detached units.

The units will be on a secure site with gated entrance.

Each unit will be finished to a shell, ready for an occupiers fit out and the specification will include:

- The eaves height will vary depending on the size of the unit from around 4m.
- Power floated concrete floor and powder coated double glazed aluminium windows and doors.
- Loading doors will be provided in Unit 11 to 15.
- Allocated parking adjacent to the relevant unit with spaces for visitors provided.
- High quality composite panels.
- All mains services including 3 phase electricity.

## Planning

Planning has been granted for Classes B1 (now E), B2 and B8 of the Use Classes Order.

There are restrictions on the operating hours for Class B2 uses (07:30 to 18:30 Monday to Friday and 07:30 to 13:00 on Saturday and not on Sundays, Bank or Public holidays). B2 tenants are required to submit a method statement to the Local Authority prior to occupation. Deliveries to site are also restricted to the same times.

## Accommodation

Please see Availability Schedule.

## Rates

The units will be assessed for business rates at completion. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Terms

The units are offered by way of new leases for terms to be agreed.

## Rent

Please see Availability Schedule.

## Service Charge

A charge will be levied to cover the costs associated with the upkeep and maintenance of the communal areas.

## VAT

The property is elected for VAT.

## Legal Costs

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





# Availability Schedule

Unit	Size (m2)	Size (ft2)	Use	Rent (per annum)	EPC	Rateable Value
1	53.5	576	E	£12,000	TBC	TBC
2	53.5	576	E	£12,000	TBC	TBC
3	53.5	576	E	£12,000	TBC	TBC
4	53.5	576	E	£12,000	TBC	TBC
5	53.5	576	E	£12,000	TBC	TBC
6	53.5	576	E	£12,000	TBC	TBC
7	53.5	576	E	£12,000	TBC	TBC
8	53.5	576	E	£12,000	TBC	TBC
9	53.5	576	E	£12,000	TBC	TBC
10	53.5	575	E	£12,000	TBC	TBC
11	164.5	1,771	E/B2/B8	TBC	TBC	TBC
12	164.5	1,771	E/B2/B8	TBC	TBC	TBC
13	135.4	1,457	E/B2/B8	TBC	TBC	TBC
14	158.9	1,710	E/B2/B8	TBC	TBC	TBC
15	171.4	1,845	E/B2/B8	TBC	TBC	TBC

All areas are approximate gross internal





# Request a viewing


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

## Key contacts



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