

rightspace

rightplace

rightthere

rightnow

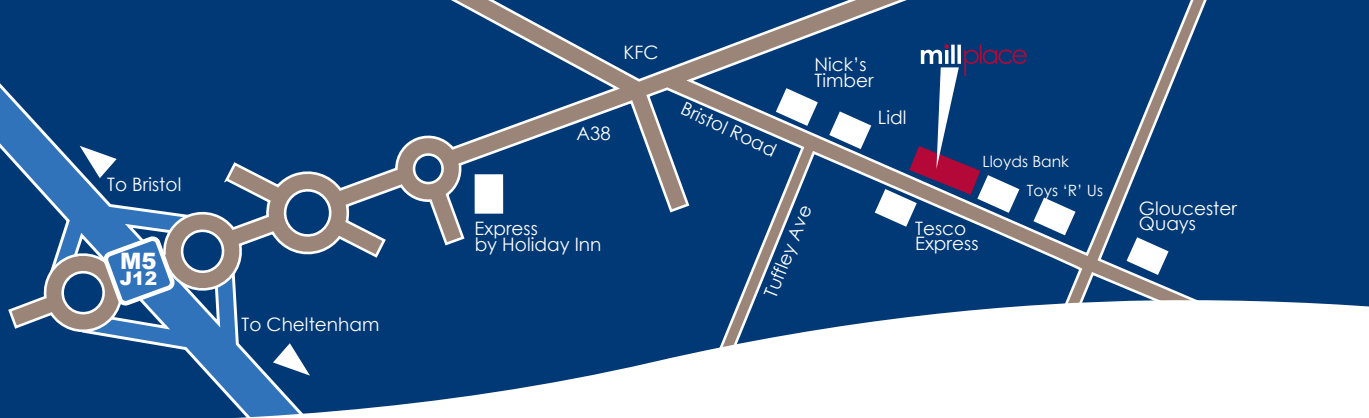
# millplace

Bristol Road | Gloucester GL1 5SQ



## To Let at Competitive Rents

- Flexible Industrial/Warehouse Space from 2,116 ft<sup>2</sup> (197 m<sup>2</sup>)
- Office Space from 100 ft<sup>2</sup> (9.3 m<sup>2</sup>)



# millplace

## location

Mill Place is located on the A430 Bristol Road and lies approximately 1.5 miles south of Gloucester City Centre and approximately 3 miles north of Junction 12 of the M5 motorway.

Bristol Road is the main arterial route into the City Centre from the south. The area is an established commercial location.

## description

Mill Place offers a range of industrial, storage and office premises across two adjacent sites.

The offices comprise detached brick buildings offering individual rooms with shared WC and kitchen facilities. The industrial and storage units are self-contained of steel or timber frame construction with elevations of either brick or profile cladding. The majority have roller shutter access.

Ample parking is available on site.

## availability and rental

See the updated availability schedule.

## lease terms

A new lease for a negotiable term of years on effectively full repairing and insuring terms.

## service charge

An estate and property service charge is payable to the landlord. A full service charge schedule is available on request.

## building insurance

The landlord provides cover for building's insurance and recovers the annual insurance premium from tenants at cost. This does not include the tenant's contents.

## vat

All rents and prices quoted are exclusive of any VAT liability.

## rents

On application with the joint agents.

## rates

We advise all interested parties to undertake their own enquiries as to the current rateable value.

## viewing arrangements

Strictly by appointment with joint agents

## subject to contract



Viewing by appointment with joint agents:



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