

GLOUCESTER

**TO LET**  
from 6,409 ft<sup>2</sup> (595.4 m<sup>2</sup>)



[www.ipif.com/easternave](http://www.ipif.com/easternave)

**IPIF**  
**TRADE**

**EASTERN AVENUE TRADING ESTATE**  
EASTVILLE CLOSE, GLOUCESTER, GL4 3SJ





## LOCATION

Eastern Avenue Trading Estate is located adjacent to the A38 Gloucester Ring Road, providing access to Junction 11A of the M5 motorway network approximately 5 miles north east, Junction 11A approximately 4 miles north east and junction 12 approximately 3 miles south.

Eastern Avenue is an established commercial location with local occupiers including Screwfix, Big Yellow, Howdens Joinery, Crown Decorator Centre, City Electrical Factors, Currys / PC World, Pizza Hut and Homebase.

## DESCRIPTION

Units 6 & 7 are individual units with the ability to be combined. They are of steel portal frame construction with brick/blockwork elevations and profile metal cladding above. The insulated pitched roofs are covered with profile cladding and incorporate translucent roof lights.

## SPECIFICATION

- Established Trade Location
- Office Accommodation
- Car-Parking
- Good Road Access

## LEASE TERMS

The units are available on new full repairing and insuring leases.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPC's are available on request.



**VIEWING** Strictly by prior arrangement with the agents.

On behalf of the landlord

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## AVAILABILITY SCHEDULE

UNIT	OCCUPIER	M <sup>2</sup>	FT <sup>2</sup>
1	HOWDEN JOINERY PROPERTIES LTD	571.2	6,149
2	HOWDEN JOINERY PROPERTIES LTD	595.7	6,413
3	HOWDEN JOINERY PROPERTIES LTD	595.6	6,411
4	KEW (ELECTRICAL DISTRIBUTORS) LTD	602.5	6,486
5	JOHNSTONE PAINTS LTD	511	5,501
6	AVAILABLE TO LET	595.4	6,409
7	AVAILABLE TO LET	596.9	6,425
8	LEVOLUX LTD	602.2	6,483
9	LEVOLUX LTD	980.2	10,551
10	FASCIA FOCUS LTD	158.3	1,705
11	DAVID RICHARDS	156.4	1,684
12	DAVID PAUL RICHARDS	156	1,680
13	ERIKS INDUSTRIAL SERVICES LTD	156.3	1,683
14/15	CROWN PAINTS LTD	318.8	3,432
16	DUNRAVEN MANUFACTURING LTD	158	1,701
17	BREWERS DECORATING CENTRE	154.9	1,668
18	BREWERS DECORATING CENTRE	156.4	1,684
19	GLOUCESTERSHIRE SIGN COMPANY LTD	156.1	1,681
20/21	CITY ELECTRICAL FACTORS LTD	318.8	3,432
22/23	SCREWFIX DIRECT LTD	1,216.5	13,095
24	LEVOLUX LTD	1,566.4	16,861
25	SIG TRADING LTD	1,374.1	14,791
26	PARTS ALLIANCE GROUP LTD	508.8	5,477
27	W B POWER SERVICES	788.3	8,486



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UNIT TO LET



### ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 6	M <sup>2</sup>	FT <sup>2</sup>	EPC
Warehouse	485.4	5,225	
Office & WC's	110	1,184	D 91
<b>Total</b>	<b>595.4</b>	<b>6,409</b>	

  

UNIT 7	M <sup>2</sup>	FT <sup>2</sup>	EPC
Warehouse	482.3	5,191	
Office & WC's	114.6	1,234	D 94
<b>Total</b>	<b>596.9</b>	<b>6,425</b>	



Indicative example of internal space

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