

# Kingsholm

Business Park  
Gloucester  
GL1 3AX



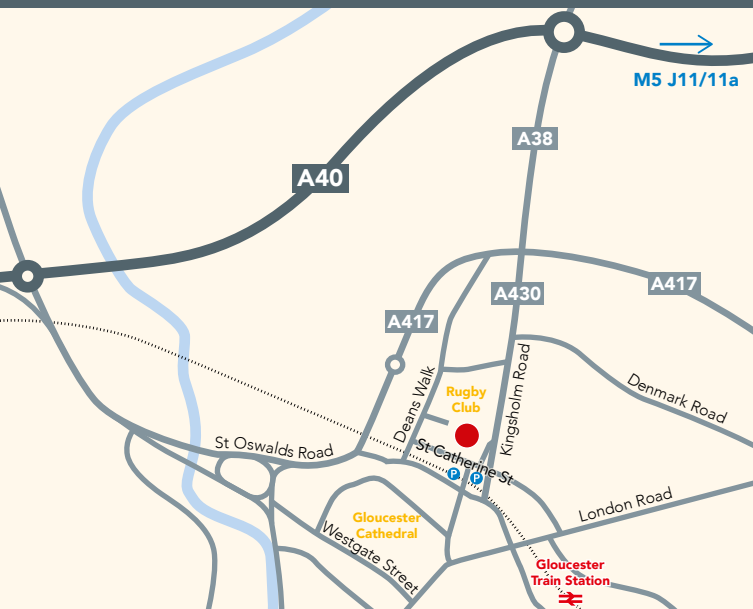
## TO LET

City centre warehouse,  
workshop and  
ground floor offices with  
excellent parking ratio

61,626 sq ft  
(5,725.06 sq m)







## Location

The property is situated approximately 1/4 mile north of the City Centre and is accessed via St Oswald's Road (A417) and Priory Road/Gouda Way or Bruton Way (A430). The site has 2 accesses from St Catherine Street via Worcester Street (A430) or Skinner Street. The site lies approximately 1 mile from the Gloucester Ring Road.

Gloucester is well connected to the motorway network, being served by three junctions of the M5; junction 11 provides access via the A40 (3 miles), junction 12 to the south (5 miles) and junction 11a (3 miles) connects to the Brockworth Bypass, Cirencester/Swindon and the M4 motorway at junction 15 (34 miles).

## Description

The property comprises a purpose built, single storey detached factory of steel frame construction with brick and profile metal sheet clad elevations with pitched profile clad roof. The eaves height is approximately 5.6m. Ground floor office space within the adjoining two storey office building is available.

The offices are carpeted and heated by way of a gas fired central heating system and air conditioning. They are fitted to a good standard throughout and have a mixture of open plan and partitioned offices.

The main workshop is heated by way of overhead gas fired blow heaters. Access is provided by vehicular doors with 3 loading bays.

The accommodation includes a staff canteen, kitchen area, server room and WC facilities.

Externally there is parking to the front and rear of the property with good circulation areas.

## Accommodation

(Approximate gross internal area).

Factory	4,452.3 sq m	47,924 sq ft
Loading bay	139.4 sq m	1,501 sq ft
Ground Floor Offices	1,133.5 sq m	12,201 sq ft
<b>Total</b>	<b>5,725.06 sq m</b>	<b>61,626 sq ft</b>

## Rates

A search on the Valuation Office Agency website has revealed the following entries:-

<b>Rateable Value</b>	<b>£120,000</b>	<b>Rate in £ 2018/2019</b>	<b>0.493</b>
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Prospective occupiers are advised to make their own enquiries of the Local Authority to establish the position in respect of transitional relief.

## Planning

The property has been used for manufacturing, storage and offices.

## Terms

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

## Service Charge

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

## Rent

On application.

## VAT

The property is elected for VAT and it will be applicable on the rent and other landlord's supplies.

## Legal Costs

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

## Further Information

For further information please contact the agents.

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