



M5 J11a  
3 miles

UNIT 5

# CHANCEL CLOSE INDUSTRIAL ESTATE

GL4 3SN

Conveniently situated just off Eastern Avenue one of the principle industrial and trade counter locations in Gloucester

## UNIT 5 TO LET

7,667 sq ft (712.35 sq m)

**Newly refurbished industrial, warehouse, distribution, trade counter opportunity**

[www.chancelclose.co.uk](http://www.chancelclose.co.uk)

## NEWLY REFURBISHED INDUSTRIAL, DISTRIBUTION, TRADE COUNTER OPPORTUNITY ON THE A38

The property comprises a mid-terraced industrial unit of steel frame under a recently overclad roof. The property has been fully refurbished and provides the following:

- Recently overclad roof
- 10% roof skylights
- Full height block walls
- Roller shutter door
- Front loading/car parking area
- Refurbished office accommodation
- 6m eaves height

Warehouse	6,685 sq ft	621.05 sq m
GF Offices	491 sq ft	45.65 sq m
FF Offices	491 sq ft	45.65 sq m
<b>Total (GIA)</b>	<b>7,667 sq ft</b>	<b>712.35 sq m</b>

**TERMS** The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

**EPC RATING Unit 5 = D (98)**  
(Certificate number 0920 - 7900 - 0376 - 2010 - 4034)

**RENT** On Application.

**PLANNING** We understand the property benefits from B1 and B8 use under the Use Class Order. For further information please contact Gloucester City Council Planning Department.

**VAT** All figures within these terms are exclusive of VAT where applicable.

**BUSINESS RATES** The entries appearing on the Valuation Office Agency website are:

**Description: Warehouse and premises**  
**Rateable Value: £30,750**

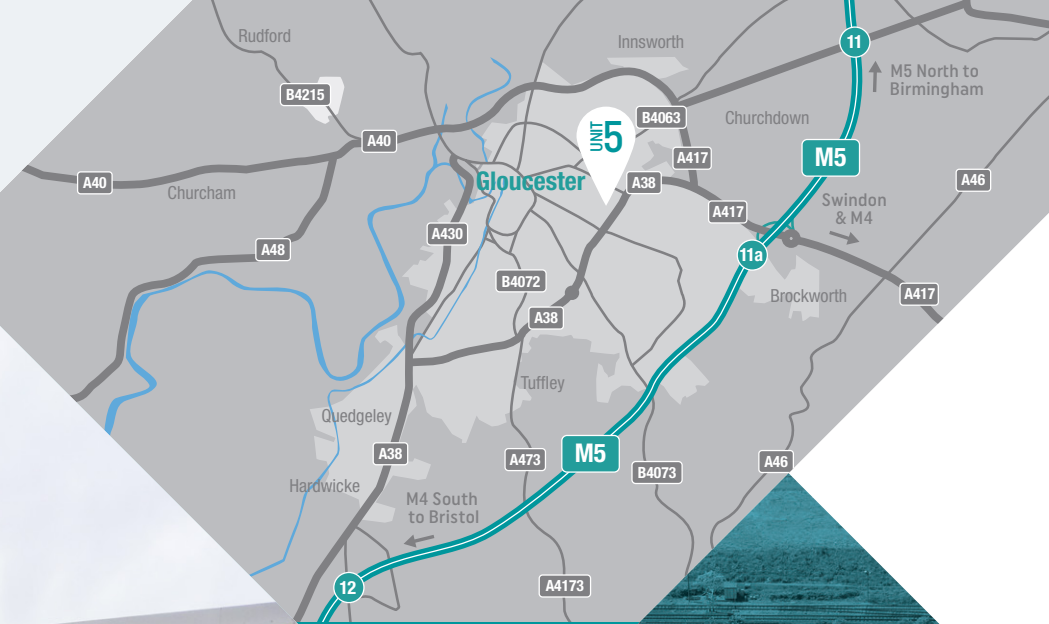
Prospective occupiers are advised to make their own enquires of the Local Authority to establish the position in respect of transitional relief.

**LEGAL COSTS** Both parties are responsible for their own legal costs incurred in the transaction.

**VIEWING** For further information please contact the agents adjacent.

## THE PERFECT LOCATION

Chancel Close is a high profile industrial/trade counter location situated with immediate access to Eastern Avenue where a number of the major trade counter operators are based. Eastern Avenue provides excellent transport links to both the city centre, 2 miles to the north, and to the M5 motorway junctions 11 and 11a which are 3 miles to the east. Notable trade counter occupiers in the immediate area include Magnet, Toolstation, Howdens and Screwfix.



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