



commercial property consultants

FOR SALE

**FORMER MANUFACTURING FACILITY, OFFICES AND
YARD, UNIT 18 HEMPSTED LANE, GLOUCESTER
GL2 5JD**



716.97 M² (7,717 FT²)
RARE FREEHOLD OPPORTUNITY
REDEVELOPMENT OPPORTUNITIES, STP
CITY RING ROAD LOCATION

CONTACT RALPH WELLS 07957 739858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



LOCATION

The premises is well located in Gloucester on the city ring road A430 Hempsted Lane. Located on the western side of Gloucester providing close links to the M5, A40, A38 and the A417.

It is situated within easy walking distance of Gloucester Quays, Gloucester City Centre and benefits from Sainsbury's opposite the site.

DESCRIPTION

The premises comprises warehouse/workshop areas, together with offices and services.

Additionally, it benefits from several loading doors and yard areas. Formally used as an engineering facility providing an ideal opportunity to locate in this central location.

An ideal opportunity to utilise as a whole or split into numerous units. Please note that the premises benefits from two property Titles.

The building is a mixture of portal framed space and a warehouse with a truss roof. The modern frontage makes it easily identifiable from the ring road.

ACCOMMODATION

All measurements are approximate and on a gross internal basis in accordance with the RICS Code of Measuring Practice.

Warehouse	343.89 sq m	3,701 sq ft
GF Office	135.13 sq m	1,454.53 sq ft
FF Office	135.13 sq m	1,454.53 sq ft
Workshop office	102.82 sq m	1,106 sq ft
TOTAL	716.97 sq m	7,717 sq ft

GUIDE PRICE

£775,000, plus VAT (if applicable).

EPC

The property has an energy performance rating of: C61. A copy of the EPC is available upon request.

BUSINESS RATES

Please contact the agents for further information.

LEGAL COSTS

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

VIEWING

Viewing and further information is strictly by prior appointment through the agents.

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IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed, and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

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