

UNIT
D

NE~~X~~US²



TO LET

TO BE FULLY REFURBISHED

DETACHED WAREHOUSE UNIT
WITH SECURE YARD

17,024 ft² (1,581.5 m²)

BAMEL WAY | GLOUCESTER BUSINESS PARK | GL3 4BH



LOCATION

Nexus 2 is situated on Gloucester Business Park. The park is located 5 miles from central Gloucester, and 6 miles from Cheltenham.

The estate offers motorway access via Junction 11A of the M5, allowing access to Bristol, Birmingham, and Swindon (M4) via the A417.



DRIVE TIMES (ROADS)		
A417	1.7 miles	4 min
M5 (J.11A)	2 miles	5 min
A40	3.7 miles	9 min
M4 (J.15)	29.6 miles	29 min
M6 (J.8)	57.9 miles	70 min

DRIVE TIMES (CITIES)		
Gloucester	5.1 miles	18 min
Bristol	38.1 miles	49 min
Birmingham	46 miles	71 min
Oxford	57.7 miles	78 min
Cardiff	63.1 miles	81 min
London	110 miles	148 min

Drive times approximate. Sourced by Google Maps.



UNIT D

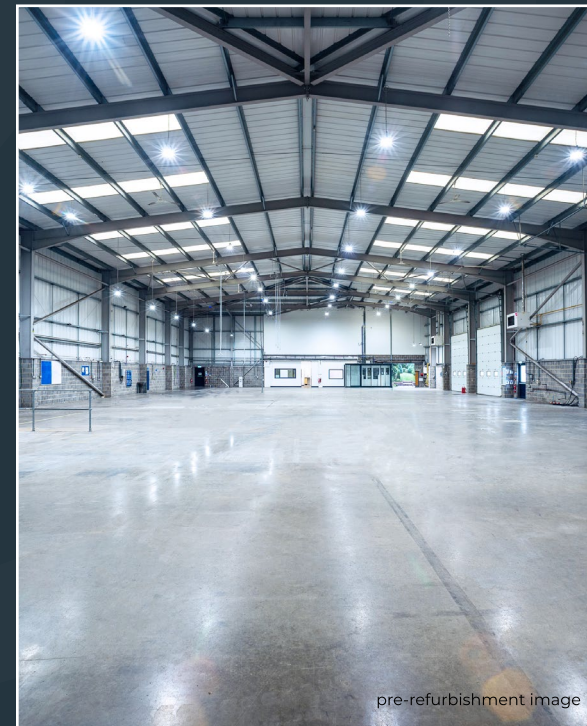
Unit D comprises of a steel portal frame, with an eaves height of approximately 8 metres.

The warehouse has a concrete floor, part blockwork and steel clad elevations, LED lighting, three electric roller shutter loading doors, and a large secure yard.

The ground floor of Unit D includes an undercroft area, reception and WCs. The first floor includes office space, a kitchenette, and an additional WC.

Unit D will soon undergo full refurbishment.

UNIT D	ft ²	m ²
Ground Floor - Warehouse	14,222	1,321
Ground Floor Office	1,418	132
First Floor Office	1,384	128.5
Total	17,024	1,581.5



pre-refurbishment image

SPECIFICATION



To Be Refurbished



3 Ground Level Loading Doors



Dedicated Secure Yard



Eaves Height 8 Metres



Located In A Well Established Estate



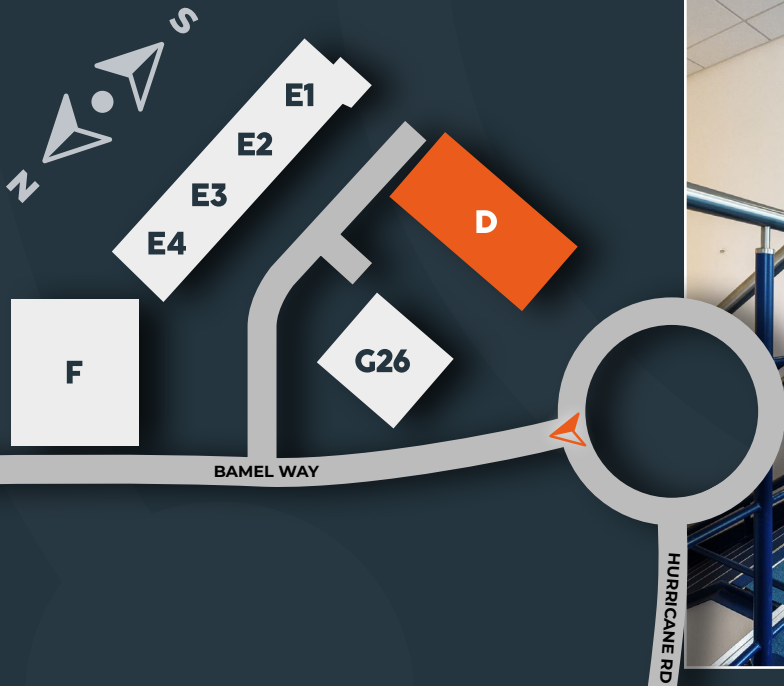
Kitchenette & WCs



2 Storey Modern Office Space



LED Lighting



TERMS

The property is available by way of a new lease on terms to be agreed.

PLANNING

Suitable for use classes E, B2 & B8. Prospective occupiers to satisfy themselves their use falls within the designated use classes.

BUSINESS RATES

Current rateable value is £115,000.

SERVICE CHARGE

A service charge is payable for the upkeep of the common parts. Details available upon request.

RENT

On application.

LEGAL COSTS

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

EPC

To be reassessed.



pre-refurbishment image

All Enquiries

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