

UNIT
F

NEXUS²



TO LET

TO BE FULLY REFURBISHED
DETACHED WAREHOUSE UNIT WITH
OFFICE & GENEROUS FORECOURT

19,436 ft² (1,805.7 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 F

Unit F comprises a largely open plan warehouse of steel portal frame construction with a minimum eaves height of 8.56m, rising to 10.25m to ridge.

The warehouse benefits from a specification including concrete floor, part block and part steel clad elevations, LED lighting, two up and over level access electric loading doors (4.19m (w) x 4.87m (h)) opening onto a generous yard / forecourt, which could be secured.

The ground floor of Unit F includes an undercroft area together with an entrance reception and office space, together with WCs.

At first floor level, the accommodation provides for an open plan fitted office space together with kitchenette and WCs.

Unit F will soon be undergoing an extensive refurbishment.



UNIT F	ft ²	m ²
Ground Floor	17,064	1,585.3
First Floor	2,372	220.4
Total	19,436	1,805.7



Indicative Image (Unit D Post-Refurbishment)



Indicative Image (Unit D Post-Refurbishment)

SPECIFICATION



To Be Refurbished



2 Ground Level Loading Doors



Yard Area



Eaves Height 8.56 Metres



Located In A Well Established Estate



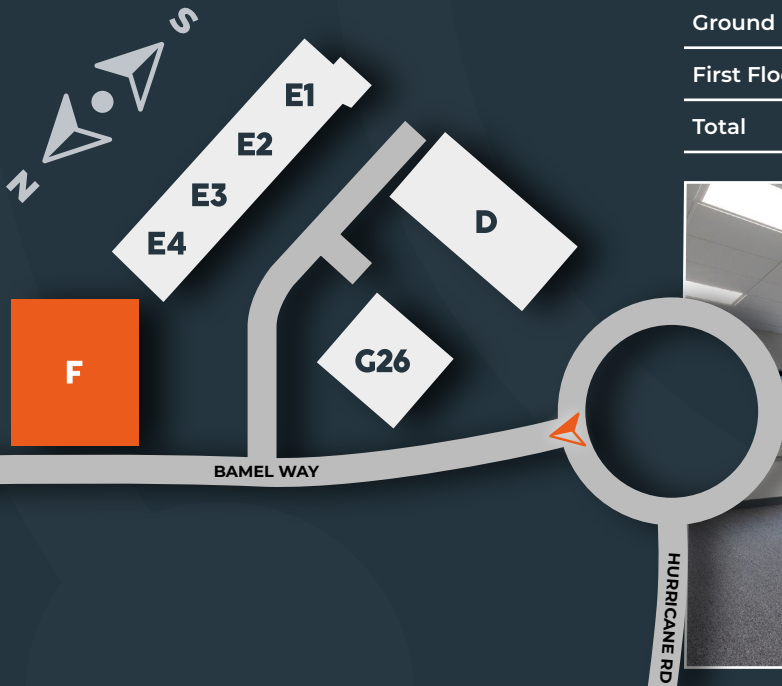
Kitchenette & WCs



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 £131,000.

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

Current rating = C(70). EPC is to be reassessed following the completion of the proposed refurbishment works.

All Enquiries

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