

UNIT **E3**



**TO LET**

**TO BE FULLY REFURBISHED**  
WAREHOUSE UNIT WITH  
OFFICE ACCOMMODATION

**6,225 ft<sup>2</sup> (578.3 m<sup>2</sup>)**

**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 E3

Unit E3 comprises a largely open plan warehouse of steel portal frame construction, with a minimum eaves of 7.10m, rising to 8.50m at ridge.

The warehouse benefits from a specification including concrete floor, part blockwork and part steel clad elevations, LED lighting and a single level access electric up and over door (4.18m (w) x 4.85m (h)) opening onto a generous forecourt loading area (which includes 10 marked parking spaces together with 2 accessible bays).

The ground floor includes an undercroft area together with kitchenette / break out space and WCs. Fitted office accommodation together with an additional WC is provided at first floor level.

The premises will soon be undergoing an extensive refurbishment.



UNIT E3	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	5,543	515
First Floor	682	63.3
Total	6,225	578.3



Indicative Image (Unit D Post-Refurbishment)



NEXUS<sup>2</sup>

## SPECIFICATION



To Be Refurbished



Ground Level Loading Door



Eaves Height 7.10 Metres



Located In A Well Established Estate



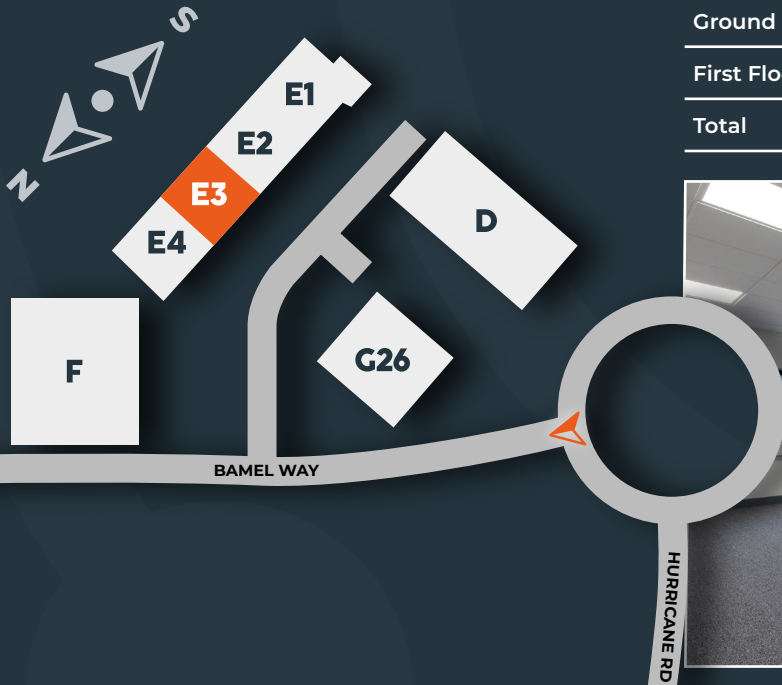
Kitchenette & WCs



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 £45,000.

**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(73). EPC is to be reassessed following the completion of the proposed refurbishment works.



All Enquiries

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