



Warehouse 3



Warehouse 4



Warehouse 5



0117 917 2000

Invista Premises,  
Ermin Street,  
Gloucester, GL3 4HP



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**FLEXIBLE TERMS  
AVAILABLE**

**SUBJECT TO CONTRACT**





## LOCATION

The subject property is situated along Ermin Street within the Brockworth area, approximately 4.5 miles to the east of Gloucester City Centre.

Ermin Street provides good accessibility to the A46 and the wider Gloucester area.

Junction 11A of the M5 is within 2 miles of the subject property and can be easily accessed via Hucclecote Road and the A417.

Other nearby occupiers include UPS, Wincanton, G-Tekt and Royal Mail.

## LEASE TERMS

The property is available on new full repairing and insuring lease with flexible terms to be agreed.

## QUOTING RENT

£5.50 per sq ft exclusive of VAT.

## BUSINESS RATES

We advise you make your own enquiries with the local authority.

## DESCRIPTION

The property comprises 3 separate warehouses that are available individually or collectively.

Each warehouse space benefits from surface level loading doors and a large open plan space.

The site also benefits from a gated entrance.

3-phase electricity across each warehouse.

Minimum eaves height: 4.5m – 8.5m.

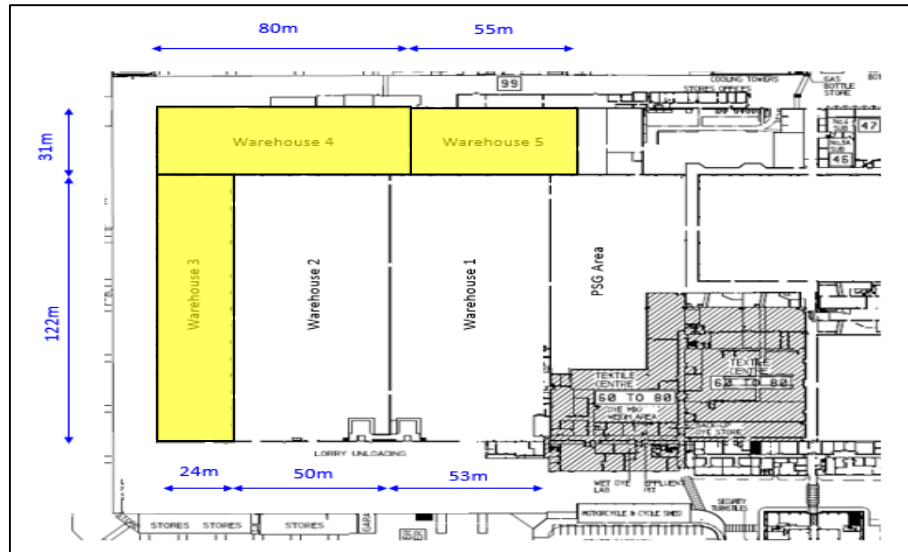
The units are available on a short or long term basis.

## LEGAL COSTS

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

## PLANNING

We understand that the property benefits from B1 business, B2 general industrial and B8 storage and distribution.



Accommodation	SQ FT	SQ M
Warehouse 3	31,505	2,928
Warehouse 4	26,684	2,480
Warehouse 5	18,345	1,705
<b>Total</b>	<b>76,534</b>	<b>7,113</b>



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