



# Industrial / Warehouse / Workshop

*Fleet Garage, Hempsted Lane, Gloucester, GL2 5BT*

Flexible Lease Terms Available

Available immediately

**TO LET**  
**9,649 sq ft**

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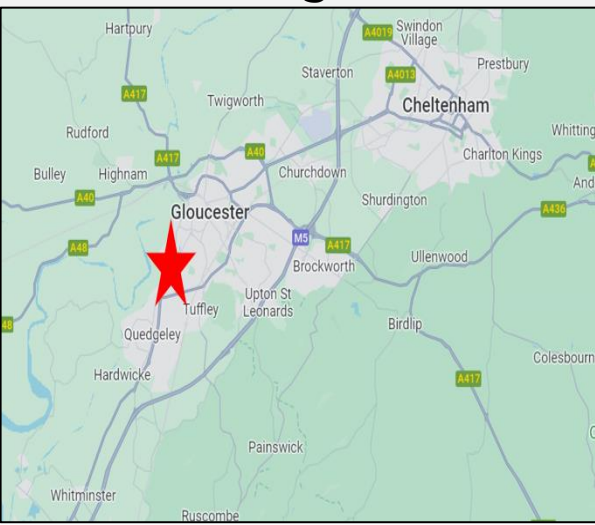
# Key highlights

Size  
**9,649 sq ft**

Energy credentials  
**EPC E (120)**

Eaves height  
**Minimum eaves height of 5.27m**

Accessibility  
**6 ground level loading doors**



## Description

The property comprises commercial vehicle repair workshops constructed of steel frame with a combination of clad and block elevations under mono pitched roofs incorporating roof lights.

Access to the property is via six electrically operated level loading doors to the rear and pedestrian access towards the front and rear of the property. Internally, the property benefits from ground and first floor office accommodation including WC facilities/kitchenette and ancillary storage.

The minimum internal eaves height measures 5.27 rising to 6.15 meters. Lighting is provided by LED strip lights, supplemented by intermittent roof lights. Heating for the vehicle repair workshop is supplied by radiant heaters. Externally, the property benefits from a large forecourt to the rear and ample of car parking within the dedicated areas **within the blue demise.**

## Tenure

The unit is available by way of a new sublease of the remaining term, expiring 30<sup>th</sup> November 2031 to be drafted outside the Security of Tenure Provisions of the 1954 Landlord and Tenant Act. Flexible lease terms will be considered.

## Location

The property is situated adjacent to Secunda Way which forms Gloucester South West Bypass. The Bypass provides direct access to Junction 12 of the M5 via the A38. and is less than 2 miles from Gloucester City Centre.

## Accommodation

Floor	Sq ft	Sq m
Vehicle Repair Workshop	7,238	(672.43)
Ground & First Floor Office/Amenity space	2,410	(223.98)
<b>Total Space</b>	<b>9,649</b>	<b>(896.41)</b>

All areas are measured on an approximate gross internal basis.

## Service Charge & Insurance

A Service Charge and Insurance costs are payable.

## Rent

£62,712 per annum

## Planning

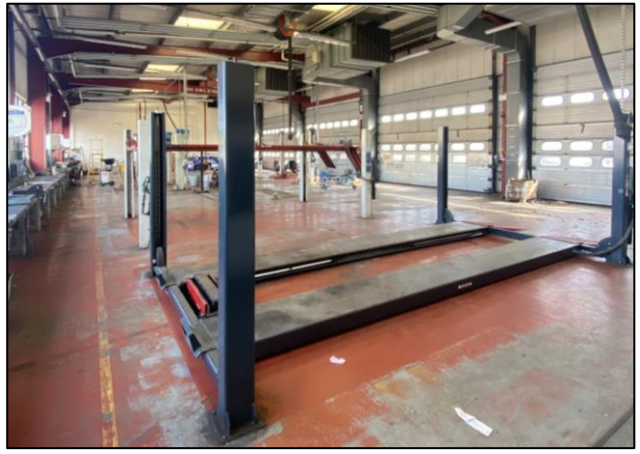
Interested parties to make their own enquiries

## Business rates

To be reassessed.

## VAT

All costs are subject to Vat where applicable.



Fleet Garage, Hempsted Lane, Gloucester, GL2 5BT 2

If you would like to know more please get in touch.

**James Short**

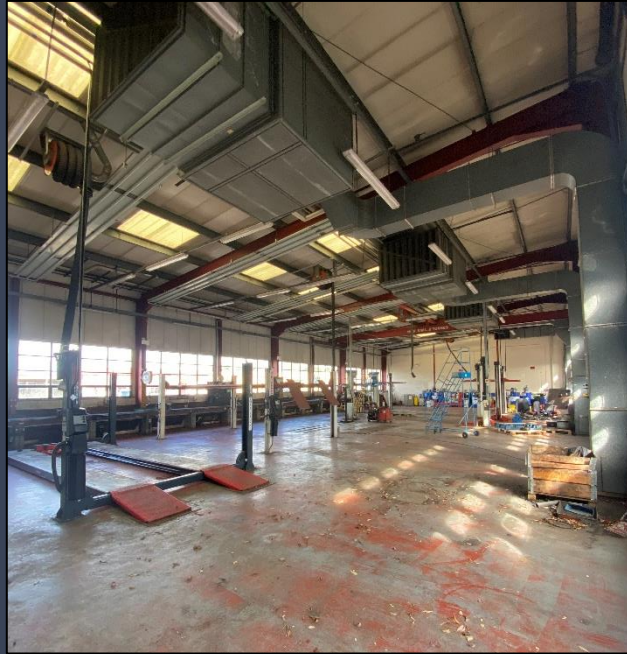
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