

CHANCEL CLOSE INDUSTRIAL ESTATE

GL4 3SN

UNIT A TO LET

8,548 sq ft (794.1 sq m)

Prime Trade Counter
Opportunity



To Be Refurbished Prominent Frontage Unit

Unrivalled roadside prominence along
Eastern Avenue one of the principle industrial
and trade counter locations in the region

TRADE COUNTER | INDUSTRIAL | WAREHOUSE | DISTRIBUTION



High Profile Trade Counter

- ▶ Prime Eastern Avenue location
- ▶ Eastern Avenue is host to a number of national and regional trade occupiers, including Screwfix, Johnstone's Decorating Centre, Magnet and Howdens
- ▶ Excellent transport links to Gloucester City Centre
- ▶ Close proximity to Junctions 11 & 11a of the M5 motorway
- ▶ Situated next door to the new proposed Costco Gloucester

CHANCEL CLOSE
INDUSTRIAL ESTATE

GL4 3SN

Unit A 8,548 sq ft (794.1 sq m)

The property comprises an end-terrace industrial unit of steel portal frame construction under a clad roof. The property is to be fully refurbished and will provide the following:

- ▶ Eaves height: 5.94m
- ▶ Minimum clear internal height: 5.06m
- ▶ 1x Electric roller shutter door
- Height: 4.5m - Width: 3.7m
- ▶ Fitted office and trade counter
- ▶ The unit provides for 12 car parking spaces
- ▶ 3 phase power

Accommodation

Ground and First Floor Office and Ancillary

	sq ft	sq m
Warehouse	6,652	618.0
Ground Floor Trade Counter & Offices	916	85.1
First Floor Offices	980	91.0
Total	8,548	794.1

Further Information

TERMS The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

EPC RATING EPC - D (84). EPC to be reassessed following refurbishment.

RENT On Application.

PLANNING We understand the property benefits from B8 use under the Use Class Order. For further information please contact Gloucester City Council Planning Department.

SERVICE CHARGE A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

BUSINESS RATES The property is Listed as a Warehouse and Premises within the April 2023 Valuation List with a Rateable Value of £45,250.

Prospective occupiers are advised to make their own enquires of the Local Authority to establish the position in respect of any upcoming changes to this and transitional relief.

VAT All figures within these terms are exclusive of VAT where applicable.

LEGAL COSTS Both parties are responsible for their own legal costs incurred in the transaction.

VIEWING For further information please contact the agents:

CBRE

0117 943 5757

www.cbre.co.uk

Philip Cranstone
Philip.Cranstone@cbre.com
07717 587 726

Alex Quicke
Alex.Quicke@cbre.com
07867 193 908

ASH
CHARTERED SURVEYORS

Simon McKeag
Simon@ashproperty.co.uk
07737 691 453

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. June 2024
Designed and produced by www.kubiakcreative.com 2459812 06/24



Indicative image of refurbished unit.