

# TO LET – Industrial Unit

**BK** Bruton Knowles

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**alder king**

PROPERTY CONSULTANTS

Unit 6V Madleaze Industrial Estate, Gloucester, GL1 5SG



- 7,966 Sq. Ft (NIA)
- Industrial/Warehouse
- Established Industrial Estate
- Parking Available to Front

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## SUMMARY

- **7,966 Sq. Ft (NIA)**
- **Industrial/Warehouse**
- **Established Industrial Estate**
- **Parking Available to Front**

## LOCATION

The property is situated on Madleaze Road, a well established commercial location approximately 0.5 miles to the south of Gloucester City Centre and approximately 4.5 miles from Junction 12 of the M5 Motorway.

Madleaze Road is accessed off Bristol Road, a main arterial route to Gloucester from the south.

## DESCRIPTION

A mid-terrace industrial unit of steel frame construction with a mixture of facing brickwork, and profiled cladding to the elevations under a pitched and profiled roof.

The accommodation is arranged to provide offices, wash room and WCs on the ground, and offices on the first floor. The clearance height measured to underside of the frame is approximately 10.5m.

Access to the unit is provided by a single roller shutter loading door, as well as a pedestrian doors to the entrance and offices.

## EPC

The property achieves a C68 Rating.

## VAT

VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
Ground Floor Warehouse and Offices	643.92	6,931
First Floor Offices	96.2	1,035
<b>Total</b>	<b>740.12</b>	<b>7,966</b>

## RENT

The property is offered to let on the basis of **£6.75 per sq ft, per annum** exclusive of VAT.

## TERMS

Available to let by way of a new lease on full repairing and insuring terms. The lease will be excluded from the Security of Tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II

## PLANNING

The unit was previously used for general industrial (Class B2). It would also be suitable for light industrial purposes (Class B1) and warehousing/distribution (Class B8) subject to planning consent. Any interested parties should make their

own enquiries to the Planning Department of Gloucester City Council.

## RATES

We advise that all interested parties make their own enquiries with the GOV UK rates valuation.

<https://www.gov.uk/correct-your-business-rates>

## SERVICE CHARGE

A service charge will be payable, with further information available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

## FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

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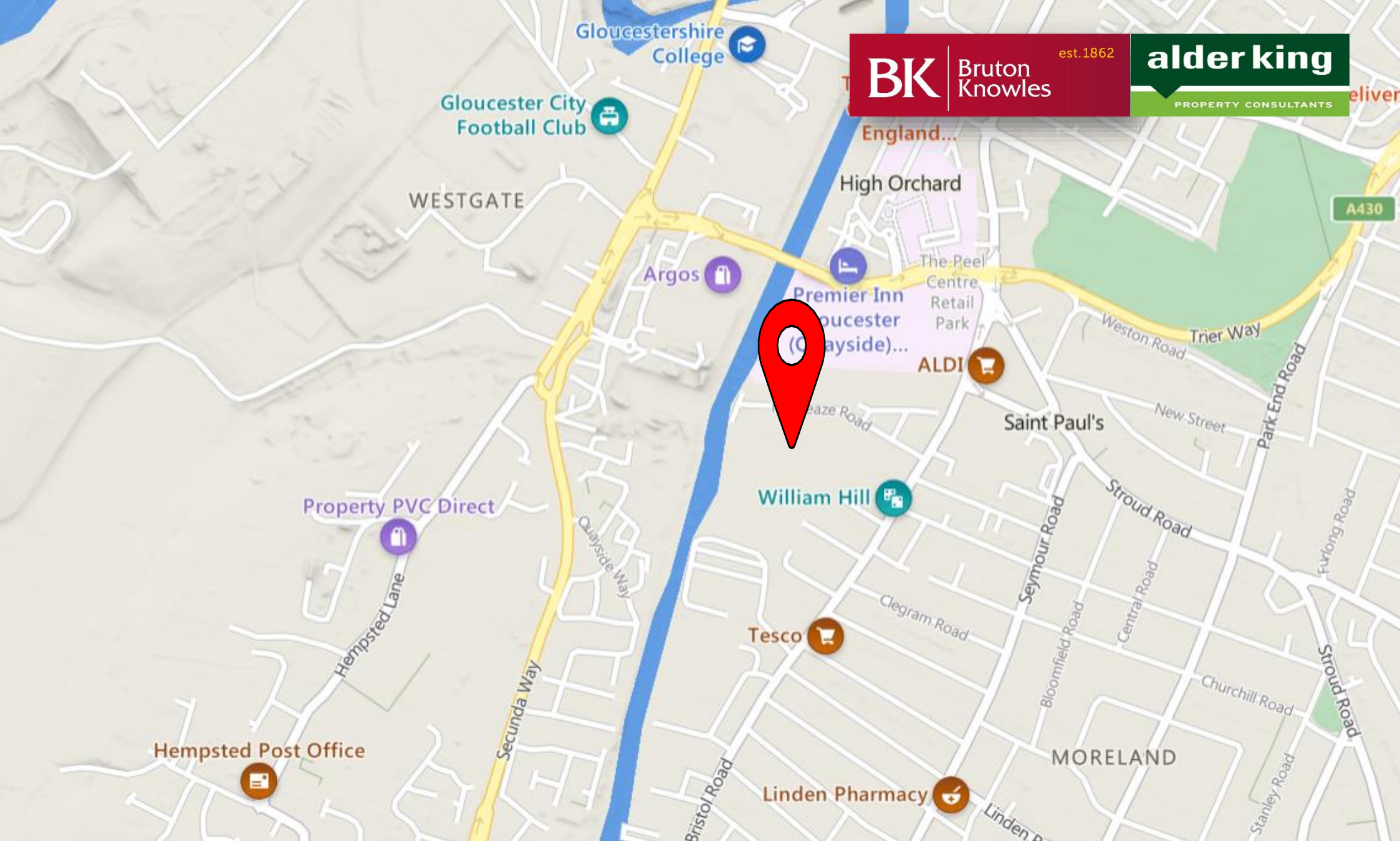
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