

TO LET – Large Warehouse with Office Accommodation

Unit 5A-5C, Mill Place 1, Bristol Road, Gloucester, GL1 5SQ

BK Bruton Knowles

est.1862



- Approx 32,036 Sq. Ft
- Separate Office Accommodation
- 3 x Loading Doors
- 6.2 Metre Eaves

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Unit 5A-5C Mill Place 1, Bristol Road, Gloucester, GL1 5SQ

LOCATION

Unit 5A-5C lies within Mill Place, an established commercial estate off Bristol Road, just 0.5 miles south of Gloucester City Centre and 4.5 miles from Junction 12 of the M5

DESCRIPTION

Unit 5A-5C is accessed via 3 no. loading doors to the front and rear and comprises 28,803 sq. ft of industrial warehouse under a pitched roof with profile cladding. The unit measures an approximate height to eaves of 6.2m and 4.6m to the underside of eaves haunch.

The property benefits from an external office block beneath pitched roof, providing accommodation to the ground and first floors with amenities to the warehouse.

RENT

Warehouse - £4 per sq. ft exclusive

Office - £9 per sq. ft exclusive.

TERM

The property is available by way of a new lease on full repairing and insuring basis, for a term of years to be agreed.

ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
Unit 5A	836.1	8,999
Unit 5B	920	9,902
Unit 5C	920	9,902
Building 2 (Offices)	300.46	3,233
Total	2,976.56	32,036

EPC

Unit 5A-5C: C:56

Building 2 (Offices): D:82

VAT

VAT will be applied to all costs.

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>

PLANNING CONSENT

All interested parties to make their own use class enquiries in line with local planning policy.

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, or Alder King on the contact details provided.



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PROPERTY CONSULTANTS

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