

TO LET — Industrial Unit

Unit 9A, Mill Place Two, Gloucester, GL1 5SQ

BK Bruton Knowles est. 1862



- 7,998 Sq. Ft (NIA)
- Industrial Unit
- Car Parking
- Immediately Available

TO LET – Industrial Unit

Unit B2, Mill Place Two, Gloucester, GL1 5SR

SUMMARY

- **7,998 Sq. Ft (NIA)**
- **Industrial Unit**
- **Car Parking**
- **Immediately Available**

LOCATION

The property is situated at Mill Place, 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. Mill Place is accessed off Bristol Road, a main arterial route to Gloucester from the south.

DESCRIPTION

Unit 9A comprises an end terrace industrial warehouse unit of steel portal frame construction, with clad elevations beneath a pitched roof incorporating translucent light panels. Car parking is available on the estate. Available Immediately.

EPC

A new EPC is to be commissioned.

VAT

The property is VAT applicable and therefore VAT will be applied to all costs.

ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
Warehouse	743.03	7,998
Total	743.03	7,998

RENT

£51,987 per annum exclusive.

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, as amended.

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>

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.

Dorian Wragg

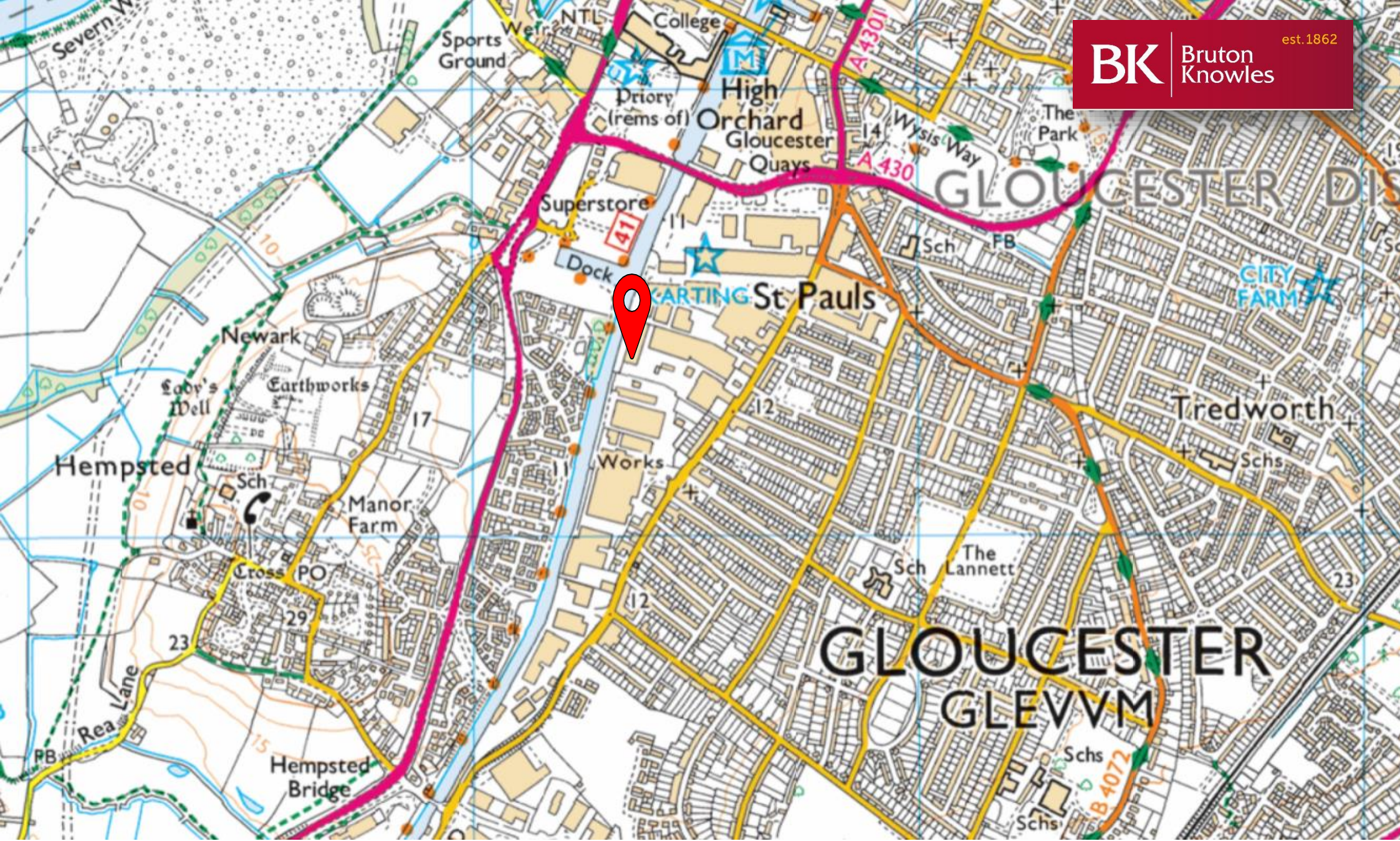
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