

TO LET – Industrial Units with Yard and Large Office

Innsworth Technology Park, Gloucester, GL3 1DL

BK Bruton Knowles

est. 1862



- TO LET INDIVIDUALLY OR AS A WHOLE
- 5,231 Sq. Ft Office
- 21,194 Sq Ft Industrial

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SUMMARY

- **TO LET INDIVIDUALLY OR AS A WHOLE**
- **5,231 Sq. Ft Office**
- **21,194 Sq Ft Industrial**
- **Large Yard**

LOCATION

Innsworth Technology Park is located approximately 2.4 miles north of Gloucester City Centre and just 1.5 miles from Elmbridge Court Roundabout, providing easy access to the motorway network. Gloucester transport hub will lie 2.4 miles and junction 11 3.6 miles.

DESCRIPTION

The site provides a self-contained yard, industrial unit and office accommodation, formerly established as a Royal Mail distribution depot and recently for an international sheet material company.

The site provides a secure gated year, extensive parking/ open storage yard and eaves heights up to 6.4m.

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
UNIT A	555	5,974
UNIT B	960	10,333
UNIT C	454	4,887
OFFICE	486	5,231
Total	2,454.96	26,425

RENT

£7 per square foot exclusive.

TERMS

Available to let by way of a new lease on full repairing and insuring terms.

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.

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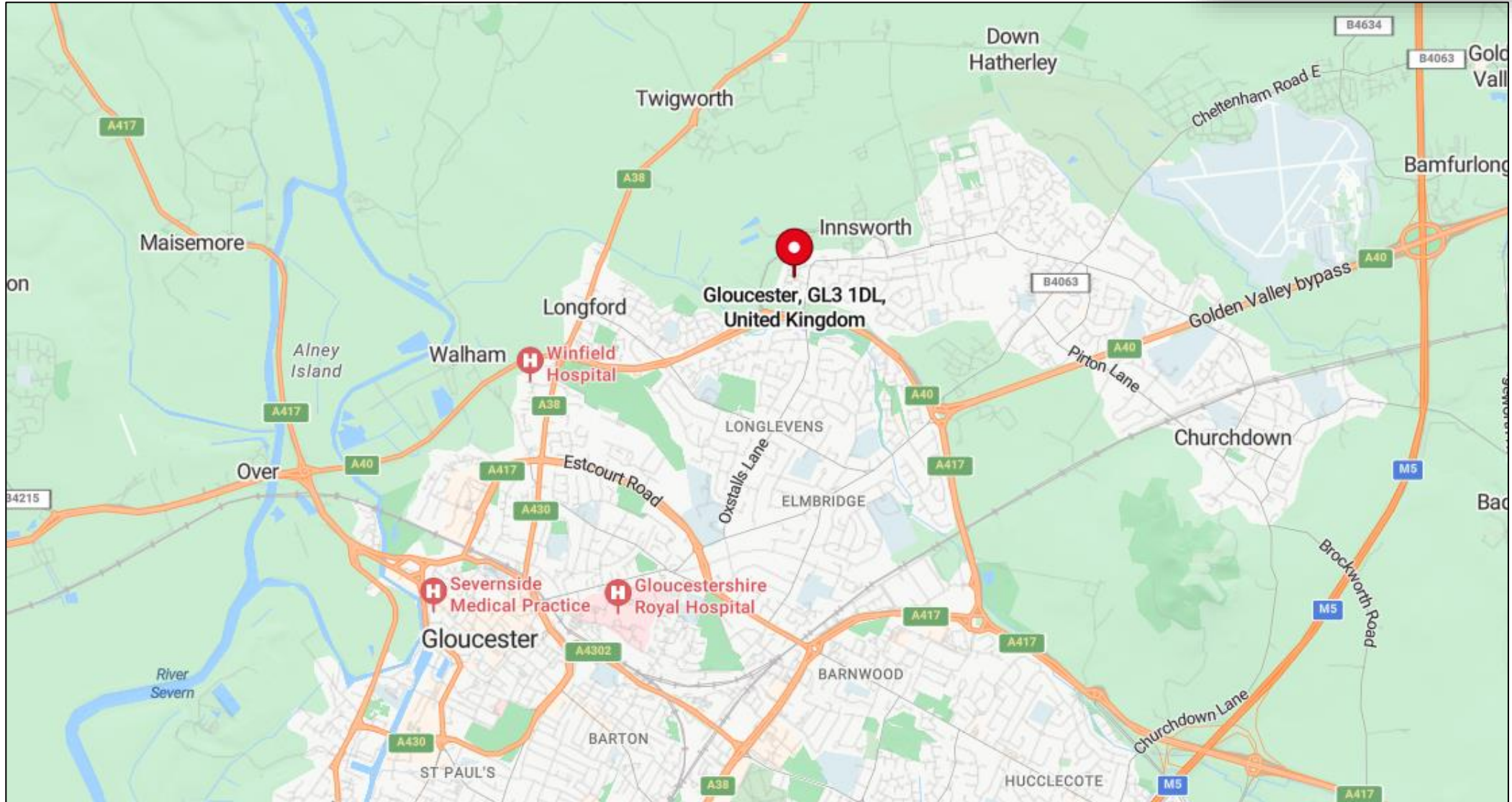






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