

**Mileway**

# The Quadrant Centre Gloucester

Available to Let  
Warehouse

5,515 - 18,935 sq ft ( 512 - 1,759 sq m )

6



On-site parking



7 m eaves height



Roller shutter doors



1 mile from M5 J12



Office accommodation

# The Quadrant Centre

Quedgeley Gloucester GL2 2AD



## Description

The units are of steel portal frame construction with pitched clad elevations and roof. The construction provides for a clear height of approximately 7 m to the underside of the frame haunch.

The units can be accessed from a sectional overhead loading and pedestrian access door leading to the ground floor entrance lobby. The warehouses also include WC facilities.

## Location

The Quadrant Centre is ideally located just off the A38 dual carriageway, accessed via the successful Waterwells Business Park. The A38 is one of the principle arterial routes of the city and offers excellent access to Gloucester City Centre, approximately 4 miles north and Junction 12 of the M5 Motorway, approximately 1 mile south.

Amenities located nearby include a Holiday Inn Express Hotel, a public house and a park & ride scheme serving Gloucester city centre, all located within Waterwells Business Park. Quedgeley District Centre is located nearby with a range of retail outlets as well as other local amenities.

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[mileway.com](http://mileway.com)

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

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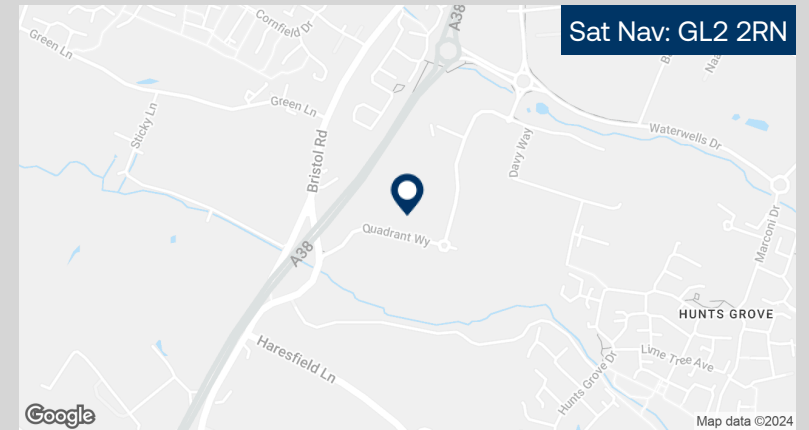
## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

**Alder King**  
**Adrian Rowley**  
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 4	Warehouse	5,515	512	Immediately
Unit 5	Warehouse	6,730	625	Immediately
Unit 6	Warehouse	6,690	622	Immediately
<b>Total</b>		<b>18,935</b>	<b>1,759</b>	

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