

alder king

PROPERTY CONSULTANTS

PRELIMINARY DETAILS

TO LET

Unit 3 Corolin Trading Estate

Off Lower Tuffley Lane, Gloucester, GL2 5DQ

Industrial / Warehouse unit Approx. 6,529 sq ft (606.54m²)

- **To be refurbished**
- **Available on a new lease**
- **Rear Loading**
- **Established Commercial location**



Location

The property is situated with access from Corolin Road close to its junction with Lower Tuffley Lane and approximately 0.25 of a mile off the A430 Bristol Road.

The site has excellent access to the Gloucester Ring Road, the A38 and the Gloucester South West Bypass, all within approximately 0.5 of a mile.

The A38 provides dual carriageway access to Junction 12 of the M5 Motorway approximately 3 miles south and the Bristol Road provides access to Gloucester city centre approximately 2.5 miles north.

J12 M5



3 miles

Gloucester



2.5 miles

Bristol



32 miles



Description

A mid-terraced industrial warehouse unit of frame construction with brick and clad elevations.

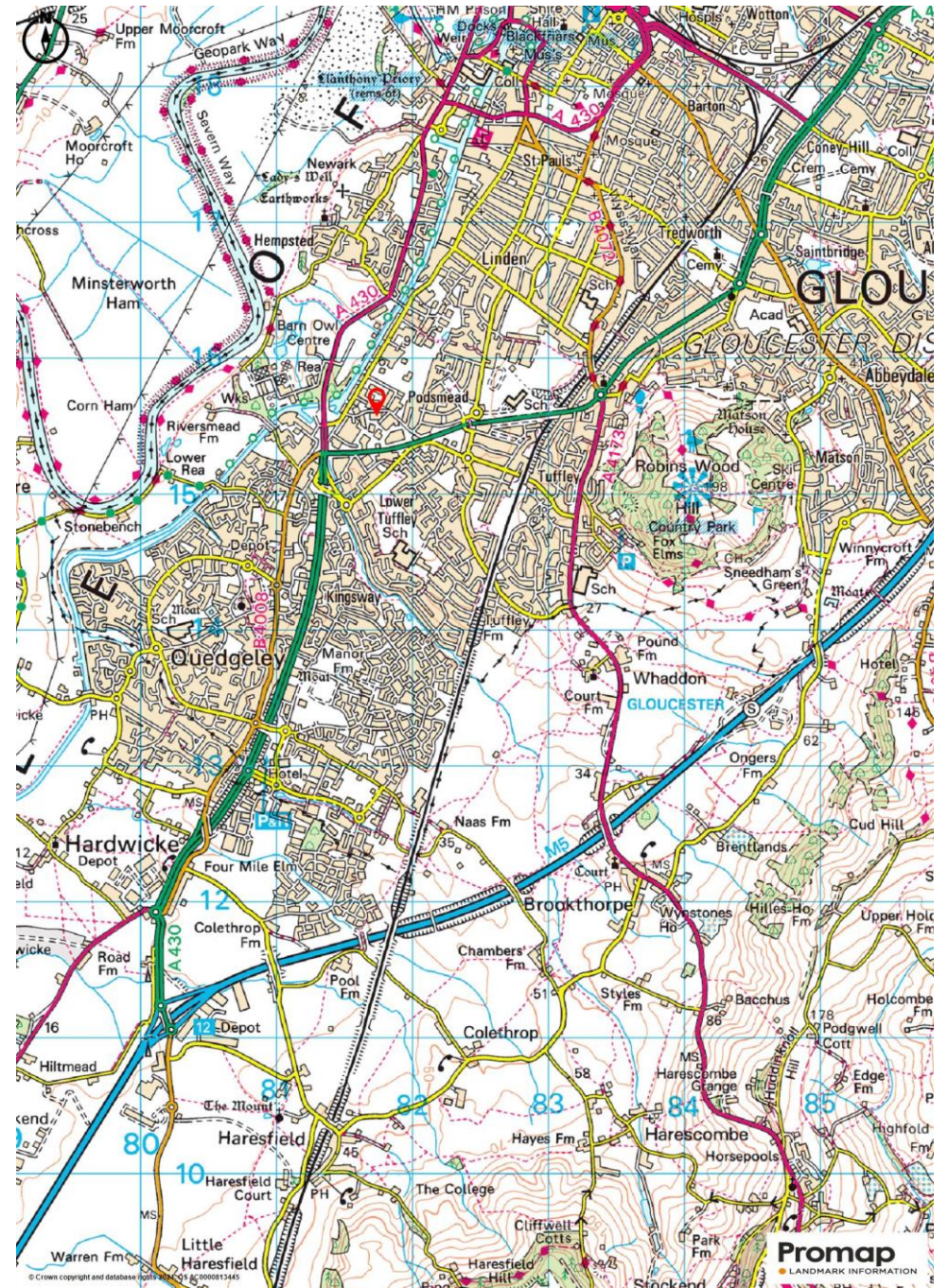
The building is configured with a reception lobby at the front with stairs leading to an open plan first floor office. The office specification includes a suspended ceiling with recessed lighting, perimeter trunking and carpeting.

The industrial warehouse area provides clear span space with an internal working height of approximately 4.8m. A loading door is positioned in the rear elevation and is accessed from the estate yard.

Car parking is allocated to the front and a loading area is allocated within the estate yard to the rear.

The car parking area and the yard for the estate are both separately accessed off Corolin Road.

The property is to be refurbished.



Accommodation | Terms | Services

Accommodation

All measurements are approximate Gross Internal Areas.

| UNIT 3 | | |
|---------------------------------------|--------------|---------------|
| Area | Sq ft | Sq m |
| Industrial warehouse area & amenities | 5,728 | 532.10 |
| First floor office & amenities | 801 | 74.44 |
| TOTAL | 6,529 | 606.54 |

Terms

The property is available to let by way of new full repairing and insuring lease.

Rent

To be based on £8.50 per sq ft per annum exclusive.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.



Planning | Rates | EPC

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning

The premises have most recently been used for warehouse purposes. Prior to that, they were used for industrial purposes.

Interested parties should make their own enquiries with the Local Planning Authority.

Business Rates

The premises will require a new separate assessment.

Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

The Code for Leasing Business Premises in England and Wales 2007. Please see www.leasingbusinesspremises.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over and/or responsibility for maintaining it to comply with the Control of Asbestos Regulation 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents



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AK Ref: AJGR/ld/N97439
Date: March 2024
Subject to Contract



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As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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