



CHANCEL CLOSE INDUSTRIAL ESTATE

GL4 3SN

Conveniently situated
just off Eastern Avenue
one of the principle
industrial and trade
counter locations in
Gloucester

UNIT C TO LET

15,900 sq ft (1,477.16 sq m)

**Prominent industrial,
warehouse, distribution,
trade counter opportunity**

PROMINENT INDUSTRIAL, DISTRIBUTION, TRADE COUNTER OPPORTUNITY ON THE A38

The property comprises an end-terrace industrial unit of steel portal frame construction under a clad roof. The property is to be fully refurbished and will provide the following:

- Overclad roof
- 15% roof skylights
- Full height block walls
- 2 electric roller shutter doors
- Dedicated front loading
- Generous parking provision
- Refurbished office accommodation
- 6m eaves height

Ground Floor Warehouse	1,194.92 sq m	12,862 sq ft
Ground Floor Offices	146.79 sq m	1,580 sq ft
First Floor Offices	135.45 sq m	1,458 sq ft
Total (GIA)	1,477.16 sq m	15,900 sq ft

TERMS The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

EPC RATING Unit C = D (82)

Certification Number: 9219-6185-1886-6665-6406

RENT On Application.

PLANNING We understand the property benefits from B1 and B8 use under the Use Class Order. For further information please contact Gloucester City Council Planning Department.

SERVICE CHARGE A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

VAT All figures within these terms are exclusive of VAT where applicable.

BUSINESS RATES The entries appearing on the Valuation Office Agency website are:

Description: Factory and premises
 Current Rateable Value: £59,500
 1st April 2023 Rateable Value: £76,500

Prospective occupiers are advised to make their own enquires of the Local Authority to establish the position in respect of any upcoming changes to this and transitional relief.

LEGAL COSTS Both parties are responsible for their own legal costs incurred in the transaction.

VIEWING For further information please contact the agents adjacent.

Important Notice: These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. February 2023

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THE PERFECT LOCATION

Chancel Close is a high profile industrial/trade counter location situated with immediate access to Eastern Avenue where a number of the major trade counter operators are based. Eastern Avenue provides excellent transport links to both the city centre, 2 miles to the north, and to the M5 motorway junctions 11 and 11a which are 3 miles to the east. Notable trade counter occupiers in the immediate area include Magnet, Toolstation, Howdens and Screwfix.



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Indicative image of refurbished unit.