

Unit 5, Gateway 12 Business Park

Davy Way
Gloucester
GL2 2BY

WAREHOUSE / INDUSTRIAL / DISTRIBUTION

43,642 sq ft (4,054.53 sq m)

On 1.73 Acres (0.70 Ha)

- Modern, detached distribution / industrial premises.
- 9.2m eaves height, rising to 11.3m at the apex.
- 3 full height level access loading doors, measuring 4m in width and 5m in height.
- Self-contained, secure yard.
- 550 KVA Power supply.
- 31 car parking spaces including 2 disabled spaces, an EV charging point and an additional 6 motorcycle spaces.
- Approximately 0.5 miles from the A38, providing access to Junction 12 of the M5 motorway, via the A430.



CONTACT US

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PROPERTY OVERVIEW

DESCRIPTION

- Modern, detached distribution / industrial premises.
- Fitted office and ancillary accommodation.
- 15% translucent roof panels.
- Steel portal frame construction with part brick part steel profile clad elevations.
- 9.2m eaves height, rising to 11.3m at the apex.
- 550 KVA power supply.
- 3 full height level access loading doors, measuring 4m in width and 5m in height.
- Self-contained, secure yard.
- 40% site coverage.
- 31 car parking spaces including 2 disabled spaces, an EV charging point and an additional 6 motorcycle spaces.

SERVICES

We understand that mains services are provided to the property and include water, drainage, electricity and gas.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

	SQ M	SQ FT
Warehouse	2,610.28	28,097
Ground Floor Office / Ancillary	726.51	7,820
First Floor Office / Ancillary	246.14	2,649
Mezzanine Plant Area	471.60	5,076
Total GIA	4,054.53	43,642
Site Area	0.70 Ha	1.73 Acres

ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of A (24).

A full EPC is available upon request.

Industrial | For Lease

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FURTHER INFORMATION



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FURTHER INFORMATION

RATEABLE VALUE

The property is listed in the Valuation List 2023 as Warehouse and Premises, with a Rateable Value of £252,500.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority to establish the position in respect of any upcoming changes to this and any associated Transitional Relief benefits.

PLANNING

The permitted use within the existing lease allows for B1 (c) / E(g)iii Light Industrial, B2 general Industrial and B8 Storage & Distribution purposes.

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of the current permitted use and their proposed use.

ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance will be payable, towards the management and maintenance of common parts.

TENURE

The property is held by way of an existing Full Repairing and Insuring (FRI) lease, expiring 27th March 2028. The property is available by way of an assignment, a new Full Repairing and Insuring (FRI) sublease, subject to status.

RENT

Available upon application.

VAT

All figure are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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LOCATION GL2 2BY

SITUATION

- Situated within an established, well managed business park.
- Approximately 0.5 miles from the A38, providing access to Junction 12 of the M5 motorway, via the A430.
- The A38 Also provides access to the Gloucester Ring Road and the South West Bypass.
- Neighbouring occupiers include Flostream, DPD, Parcel Force and Gloucestershire Constabulary HQ.

TRAVEL DISTANCES

- A38 – 0.5 miles (0.80 km)
- Junction 12 of the M5 – 1.5 miles (2.41 km)
- Gloucester City Centre – 4.6 miles (7.1 km)
- Gloucestershire Airport – 12 miles (19.31 km)
- Cheltenham – 14.6 miles (23.5 km)
- Bristol – 31.2 miles – (50.2)
- Birmingham – 60.7 miles (97.2 km)

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