



**TO LET**

**Unit 6V  
Madleaze  
Industrial Estate**

Gloucester GL1 5SG

Industrial Warehouse Unit  
Approximately 7,966 Sq ft (740.12 Sq m)



# Location

The property is situated on Madleaze Road, a well established commercial location approximately 0.5 miles to the south of Gloucester City Centre and approximately 4.5 miles from Junction 12 of the M5 Motorway.

Madleaze Road is accessed off Bristol Road, a main arterial route to Gloucester from the south.

Railway station



1 miles

M5  
(Junction 12)



4.5 miles

Cheltenham

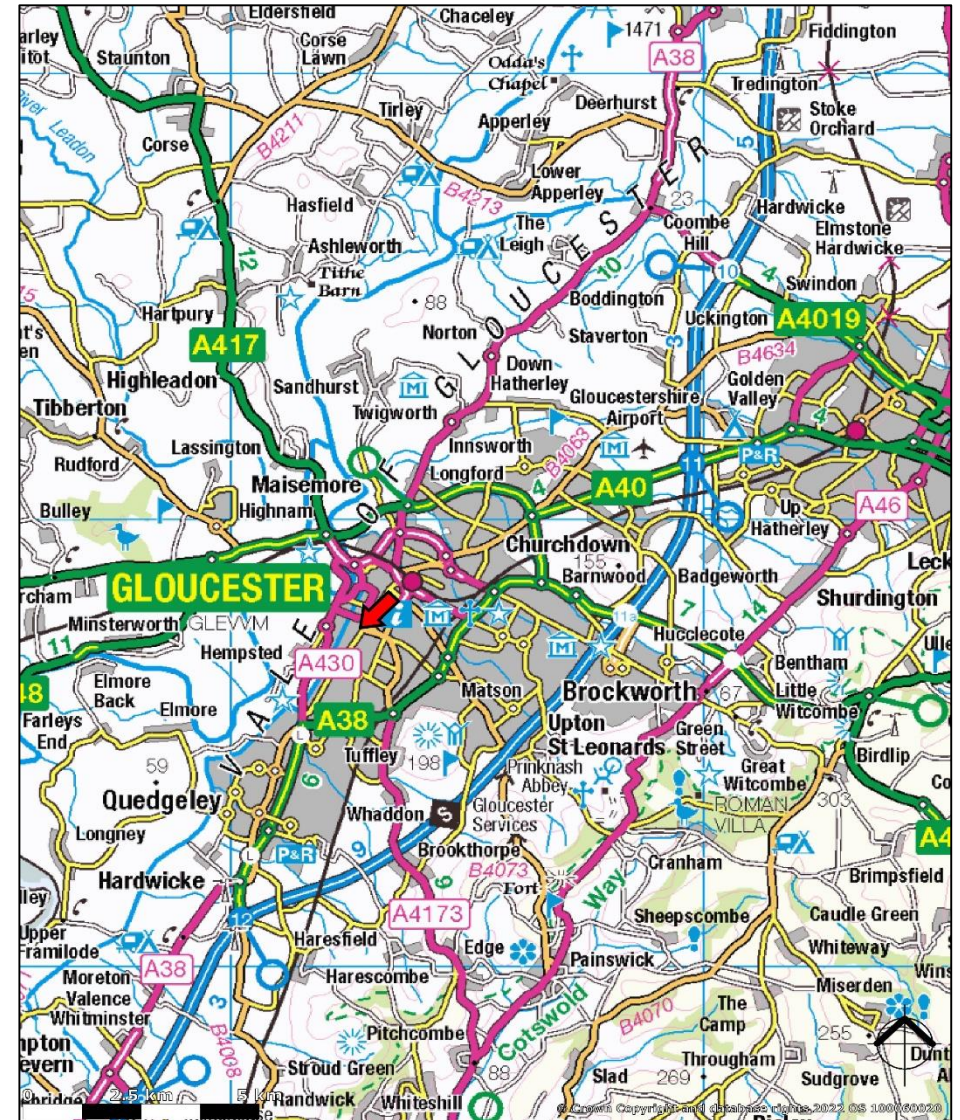


9 miles

Gloucester  
City Centre



0.5 mile



# Accommodation

## Description

A mid-terrace industrial unit of steel frame construction with a mixture of facing brickwork, and profiled cladding to the elevations under a pitched and profiled roof.

The accommodation is arranged to provide offices, wash room and WCs on the ground, and offices on the first floor. The clearance height measured to underside of the frame is approximately 10.5m.

Access to the unit is provided by a single roller shutter loading door, as well as a pedestrian doors to the entrance and offices.

## Terms

Available to let by way of a new lease on full repairing and insuring terms. The lease will be excluded from the Security of Tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II

## Rent

The property is offered to let on the basis of **£5.50 per sq ft, per annum** exclusive of VAT.

## Service Charges

A service charge is levied by the landlord to cover the cost of maintaining the common areas of the estate. Further details available on request.

## Measurements (Approximate Gross Internal Areas)

Area	Sq ft	Sq m
Ground Floor Warehouse and Offices	6,931	643.92
First Floor Offices	1,035	96.2
<b>TOTAL</b>	<b>7,966</b>	<b>740.12</b>

### Warehouse



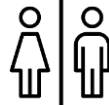
### Car Parking



### Offices



### WC facilities





# Planning | Rates | EPC | Terms

## Planning

The unit was previously used for general industrial (Class B2). It would also be suitable for light industrial purposes (Class B1) and warehousing/distribution (Class B8) subject to planning consent. Any interested parties should make their own enquiries to the Planning Department of Gloucester City Council.

## Business Rates

Interested parties are advised to make their own enquiries to Gloucester City Council to establish the actual rates payable.

[www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The property achieves a C:68 Rating.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Legal Costs

Each party is to be responsible for their own legal costs.

## References and Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

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

## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## Services

We are advised that all main services are connected to the premises. We 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.

# Viewing Arrangements

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



## Alder King Property Consultants

Brunswick House,  
Gloucester Business Park,  
Brockworth,  
Gloucester GL3 4AA  
[www.alderking.com](http://www.alderking.com)



## Bruton Knowles

Olympus House,  
Olympus Park,  
Quedgeley,  
Gloucester GL2 4NF

<https://www.brutonknowles.co.uk/>

### Adrian Rowley

01452 627133  
07771 874 175

[arowley@alderking.com](mailto:arowley@alderking.com)

### Giles Nash

01452 623290  
07503 017 301

[gnash@alderking.com](mailto:gnash@alderking.com)

### Edward Jenkins

01242 246093  
07769 254158

[edward.jenkinson@brutonknowles.co.uk](mailto:edward.jenkinson@brutonknowles.co.uk)

### Dorian Wagg

01242 246093  
07738 103935

[dorian.wragg@brutonknowles.co.uk](mailto:dorian.wragg@brutonknowles.co.uk)

### Phoebe Harmer

01452 880194  
07516 507939

[phoebe.harmer@brutonknowles.co.uk](mailto:phoebe.harmer@brutonknowles.co.uk)

## Important Notice

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.

### 1. Money Laundering Regulations 2017

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)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. 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.