

# TO LET

# Unit 2.4 Barnwood Point

Corinium Avenue, Barnwood, Gloucester, GL4 3HX



6,586 sq ft (611.8 sq m)

- Prominent roadside location
- Adjoining occupiers include Edmundson Electrical, Toolstation, Graham Plumbing and Storage King
- Available on a new lease



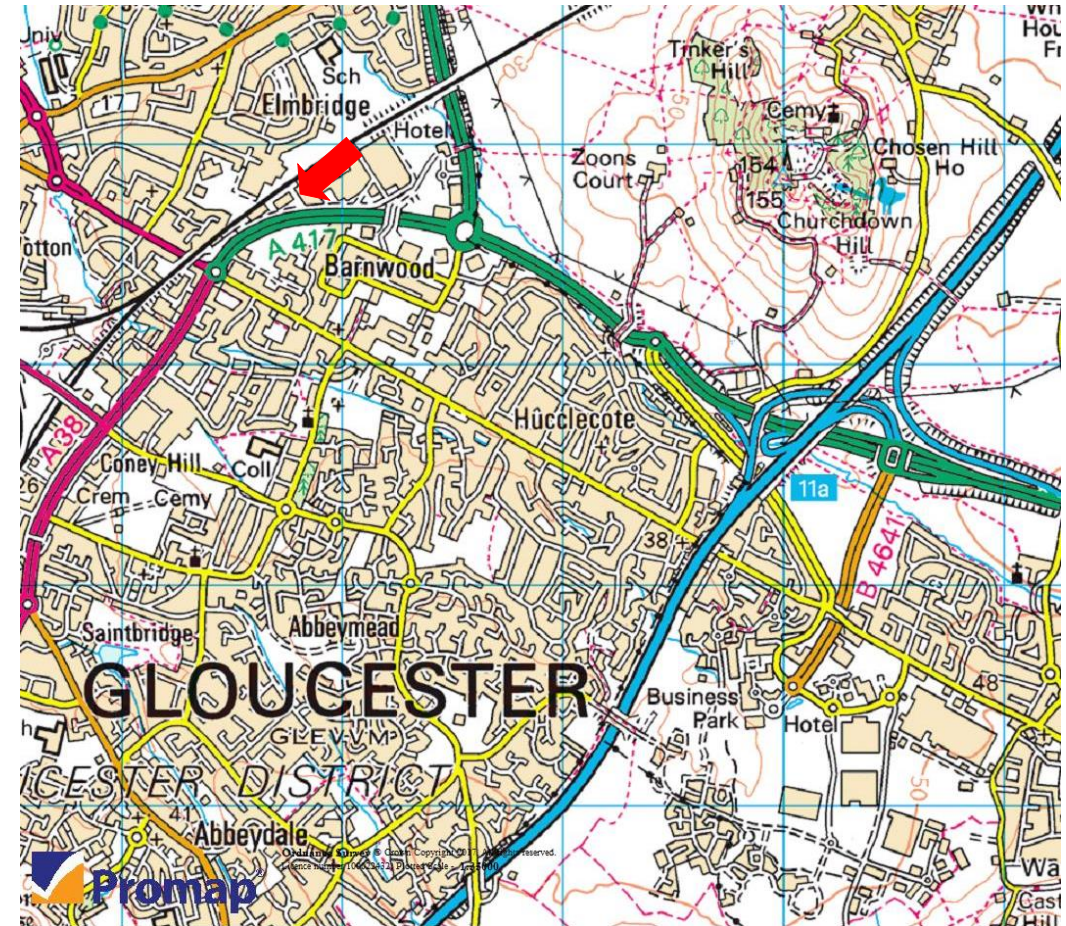
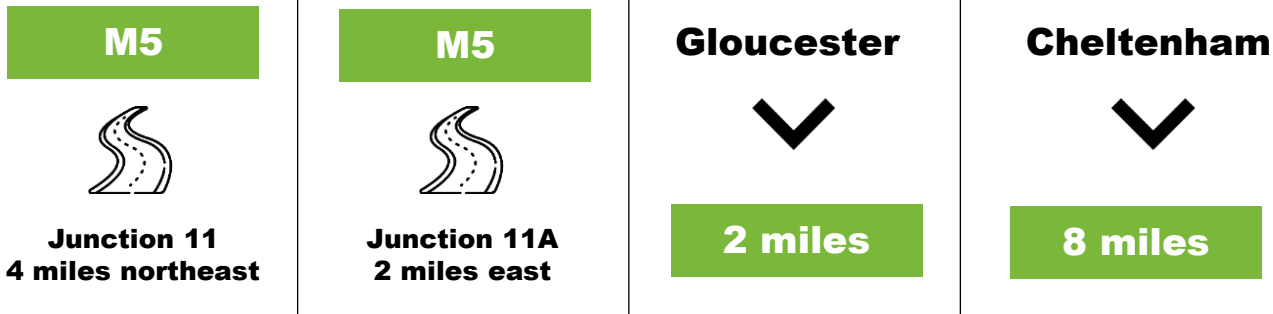


# Location

Barnwood Point is very prominently located fronting the A417, Corinium Avenue, to the east of Gloucester. This part of the main Gloucester ring road links the east of the City Centre and the major employment areas around Barnwood and Eastern Avenue to the M5.

The A417 dual carriageway joins the national motorway network at Junction 11a on the M5 two miles distant and, via the A40, at Junction 11 four miles distant.

Barnwood Point provides great advantage for commercial operators who would benefit from this highly visible location. Convenient to service both Cheltenham and Gloucester.





# Accommodation

## Description

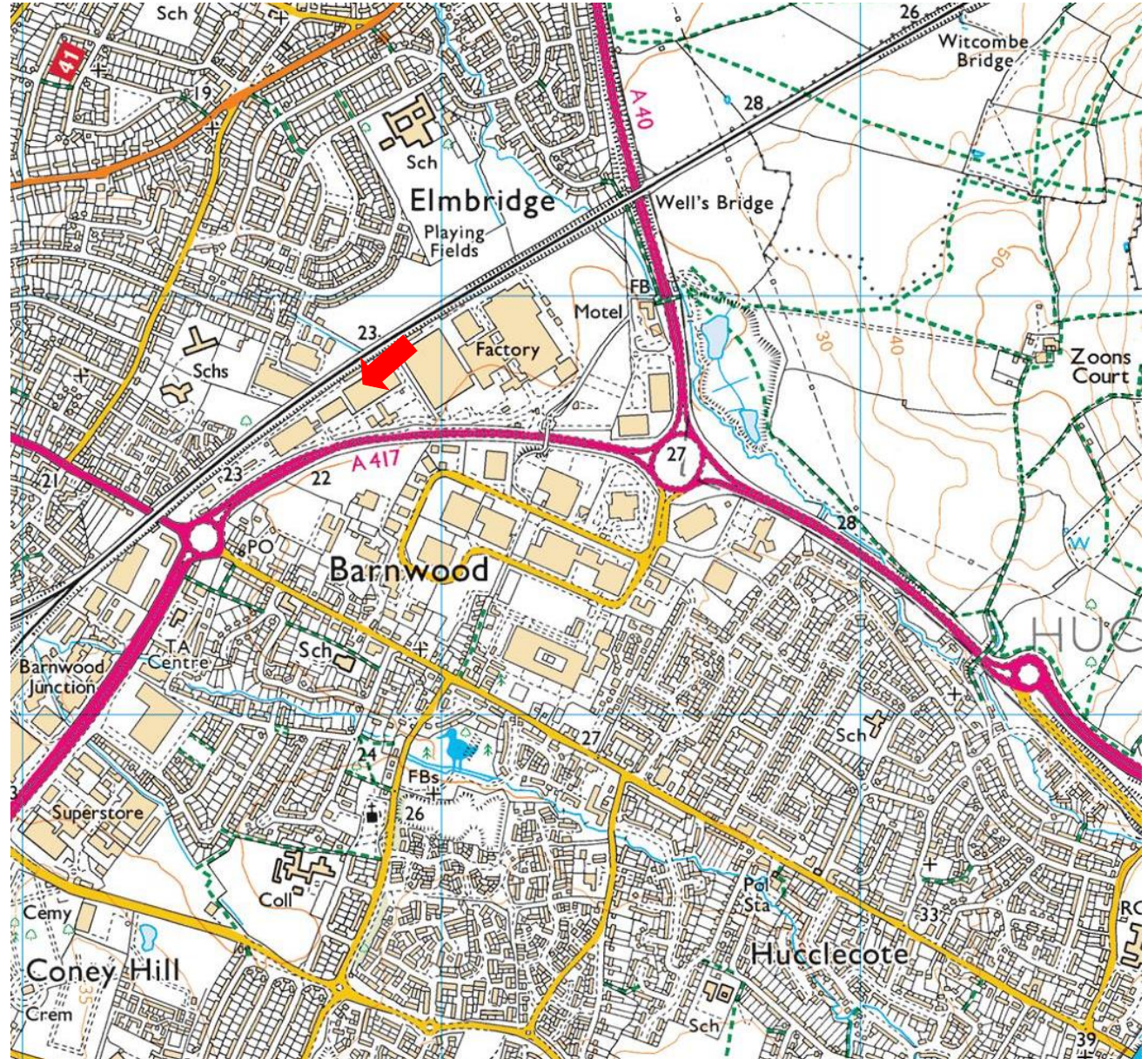
Unit 2.4 comprises a mid-terrace unit constructed on a steel frame with a 7.2m clear height.

Feature glazing and customer entrance is provided to the front with loading and additional car parking to the rear.

## Services

We are advised that 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 their state, condition and suitability.

Area	Sq ft	Sq m
Ground Floor	6,586	611.8
<b>TOTAL</b>	<b>6,586</b>	<b>611.8</b>





# Planning | Rates | EPC | Terms

## **Business Rates**

The Valuation Office website confirms that the property had an assessment of £48,250.

## **Energy Performance Certificate**

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

## **Code for Leasing**

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

## **Terms**

The unit is available on a new full repairing and insuring lease on terms to be agreed at a quoting rent of £9.75 per sq ft per annum exclusive.

## **Legal Costs**

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

## **References/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 may 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.





# Viewing Arrangements

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



**Alder King Property Consultants**  
Brunswick House  
Gloucester Business Park  
Gloucester  
GL3 4AA

[www.alderking.com](http://www.alderking.com)

**AK Ref: AJGR/LDG/N55359**  
**Date: July 2023**  
**Subject to Contract**



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## Important Notice

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### 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.