

TO LET

Unit 2 The IO Centre

Gloucester Business Park, Gloucester,
GL3 4AQ

Modern Warehouse Building 8,882 sq ft (825.14 sq m)

- Modern warehouse unit in an excellent business park location
- Direct dual carriageway access from the Park to Junction 11A of the M5 Motorway and the A417 Gloucester Swindon trunk road
- Available on a new lease



Location

The building is located within Gloucester Business Park which is located approximately one mile from Junction 11A of the M5 Motorway and the A417 Gloucester Swindon trunk road.

The Business Park is positioned between Gloucester and Cheltenham and provides a high quality environment with existing occupiers including GlaxoSmithKline, G-TEKT, Direct Wines, Royal Mail and UPS.

M5



**Junction 11A 1
mile northeast**

M5



J11 5 miles north

Gloucester

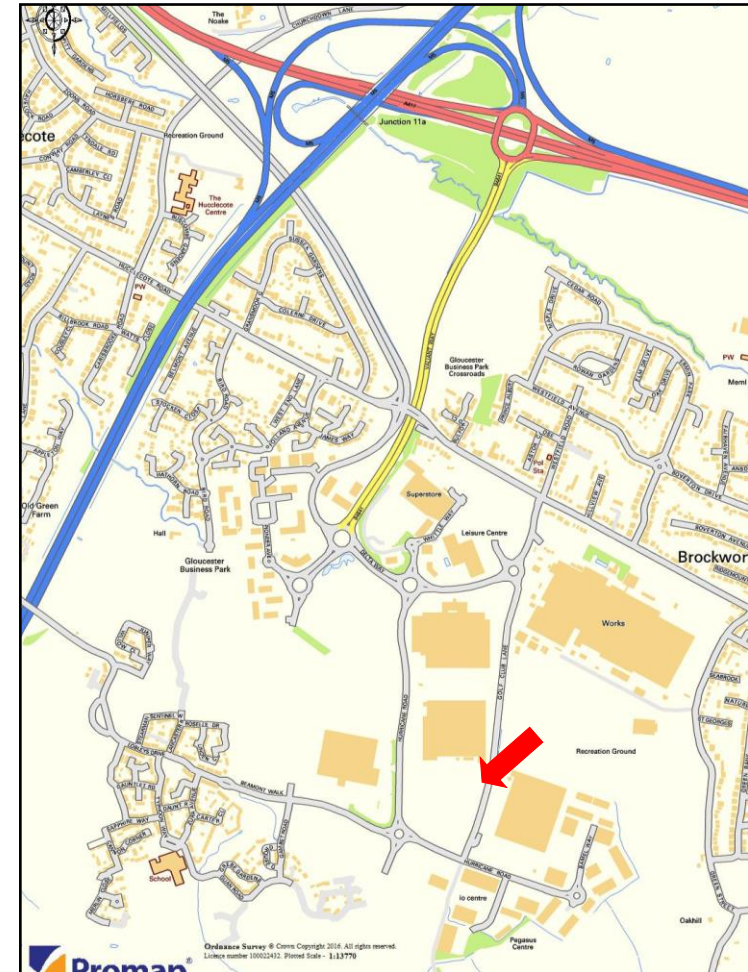


4 miles

Cheltenham



6 miles



Accommodation

Description

A mid terrace warehouse building built to a high specification and constructed on a steel frame with profile clad elevations incorporating feature brickwork. The building has an internal haunch height of approximately 6.7m. Access is by way of one level access loading door.

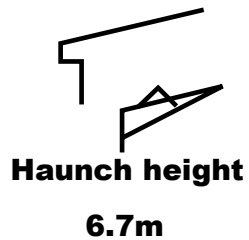
First floor office and amenity accommodation is provided with a partitioned work area below. The office accommodation includes suspended ceilings with recessed lighting, central heating and carpeting.

Extensive loading and car parking is provided to the front elevation.

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.

Area	Sq ft	Sq m
Warehouse	6,912	642.12
Ground floor offices and amenity	985	91.51
First floor office and amenity	985	91.51
TOTAL	8,882	825.14



Suspended ceilings



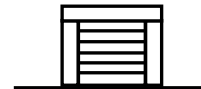
Recessed lighting



Onsite parking



Surface level Door



WC facilities





Planning | Rates | EPC | Terms

Business Rates

The building will require a new separate assessment.

Interested parties should make their own enquiries to Tewkesbury Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is C-57 and the full certificate can be provided on request.

Code for Leasing

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

Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let at a rent of £95,000 per annum exclusive of VAT.

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/purchaser 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

AK Ref: AJGR/LDG/83162
Date: December 2022
Subject to Contract



Adrian Rowley
01452 627133
07771 874 175
arowley@alderking.com



Giles Nash
01452 627135
07503 017 301
gnash@alderking.com

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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.