

TO LET

Unit 4 Clifton Centre

Gloucester Business Park, Gloucester, GL3 4BH

Modern Business Unit 2,210 sq ft (205.28 sq m) plus mezzanine 1,078 sq ft (100.12 sq m)

- Excellent Business Park location
- Located between Gloucester and Cheltenham
- Direct access from the Park to Junction 11A M5 and A417
- New lease available

alder king

PROPERTY CONSULTANTS



Location

The building is located within Gloucester Business Park which is regarded as the regions principal business park. It is positioned between Gloucester and Cheltenham with direct access to the M5 Motorway Junction 11A and the A417/9 Gloucester/Swindon trunk road. Gloucester Business Park extends to approximately 220 acres and provides high quality business accommodation within an extensively landscaped environment.

In addition, the Park offers on site retail and leisure facilities with a large 24 hour Tesco foodstore and petrol station, a public house, a David Lloyd Heath Club, a hotel and a district shopping centre. The Park provides a 24 hour security presence and CCTV monitoring of the communal Park areas.

M5



Junction 11A 1.5 miles

Gloucester



3 miles

Cheltenham



7 miles



Accommodation

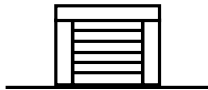
Description

Unit 4 comprises a high quality mid terraced business unit constructed on a steel frame with brick, block and clad elevations including a feature glazed pedestrian entrance and window section which provides natural daylight to ground and first floor levels.

The construction provides for an eaves height of approximately 5.6m (approximately 4.9m clear to the frame haunch) and vehicular access is provided by a sectional overhead loading door.

Externally there is a loading apron and disabled car parking space with a further three designated car parking spaces located to the front or at the end of the terrace.

**Surface level
Door**



**Haunch height
4.9M**



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
Ground Floor	2,210	205.28
Mezzanine Area	1,078	100.12
TOTAL	3,288	305.40





Planning | Rates | EPC | Terms

Business Rates

The property requires a new separate assessment for Business Rates.

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

Available on a new lease on terms to be agreed at a rent of £29,000 per annum exclusive.

Legal Costs

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

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

AK Ref: AJGR/LDG/N96693

Date: March 2023

Subject to Contract



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Important Notice

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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.