



812.71 sq m (8,748 sq ft)

Property Highlights

- Secure, self-contained plot with detached industrial / warehouse building.
- Available by way of a Full Repairing and Insuring lease for a term of years to be agreed.
- Located 5 miles south west of Junction 11 of the M5 motorway and 1.4 miles to Gloucester city centre.
- Ground floor office accommodation with warehouse to the rear.
- 2 level access loading doors and separate pedestrian entrance.
- Minimum height to underside of truss frame of 4.7m.

For more information, please contact:

Aric Asbridge
+44(0) 782 735 6012
aric.asbridge@cushwake.com

South West & Wales

Pivot+Mark,
48-52 Baldwin Street,
Bristol,
BS1 1QB

cushmanwakefield.com

TO LET / INDUSTRIAL WAREHOUSE

Eastbrook Road
Gloucester, GL4 3DB

Location

The property is located on Eastbrook Road in Gloucester, which is accessed via Metz Way to the south. The property is in the immediate vicinity of Eastern Avenue which forms part of the A38, providing direct access to J11 of the M5 motorway. Nearby occupiers include KFC, Halfords, Currys, Screwfix and Brewers.

Description

The site comprises two separate buildings, one of which is a detached industrial warehouse located at the rear of the site comprising a combination of brick and clad elevations with a pitched truss roof. The unit has office accommodation to the front of the building. The warehouse benefits from two surface level loading doors.

- Internal height to underside of truss of 4.7m rising to 7.1m at the ridge.
- Two level access loading doors measuring 3.5m x 3.6m, to the side of the premises.
- Ground floor offices, with WC facilities and warehouse to the rear.
- Self contained secure site.

There is an additional detached building to the front of the site which was formerly a dedicated cash security facility. The same could be offered as part of any letting, or could be carved out of the proposed demise.

Energy Performance Certificate
EPC rating – D(84)

Mains Services

We understand the unit benefits from all mains services including gas, 3 phase electricity, water and drainage. Interested parties are advised to make their own enquiries regarding connectivity.

Accommodation

All floor areas have been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA basis.

Accommodation	sq ft	sq m
Warehouse	7,076	657.40
Office & WC	1,672	155.36
Total	8,748	812.76

Quoting Rent

Rent on application.

Tenure and Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

Business Rates

Rateable value (1st April 2023) = £48,250

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

September 2023.

Important Notice

Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.



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PLANS ARE MARKED FOR IDENTIFICATION PURPOSES ONLY



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