

# TO LET

# Units 12 & 13 Rockhaven

alder king

PROPERTY CONSULTANTS

Triangle Park, Metz Way, Gloucester, GL1 1AJ

**MODERN HIGH  
QUALITY BUSINESS  
UNITS**

## Unit 12

2,960 sq ft (274.99 sq m)

**UNDER OFFER**

## Unit 13

2,753 sq ft (255.85 sq m)

Only Unit 13 Available

High Quality Fit Out

Excellent Location

Available on a New Lease

Suitable for Office,  
Showroom and  
Storage Uses



# Location

## Location

Triangle Park is ideally located on the eastern edge of Gloucester City Centre, accessed from Metz Way off Eastern Avenue, which forms part of the Gloucester ring road only 150 metres distant.

Metz Way is the principal access into the city centre from the east. Cheltenham is eight miles to the east with easy access along the A40, and the M5 Motorway is three miles east. Its immediate location is regarded as the prime out of centre retail and employment location for the city. The site is near to Gloucester Railway Station providing mainline services to London Paddington, Bristol, Birmingham and Cardiff.

**M5  
Junction 11A**



**3 miles**

**Gloucester  
City Centre**

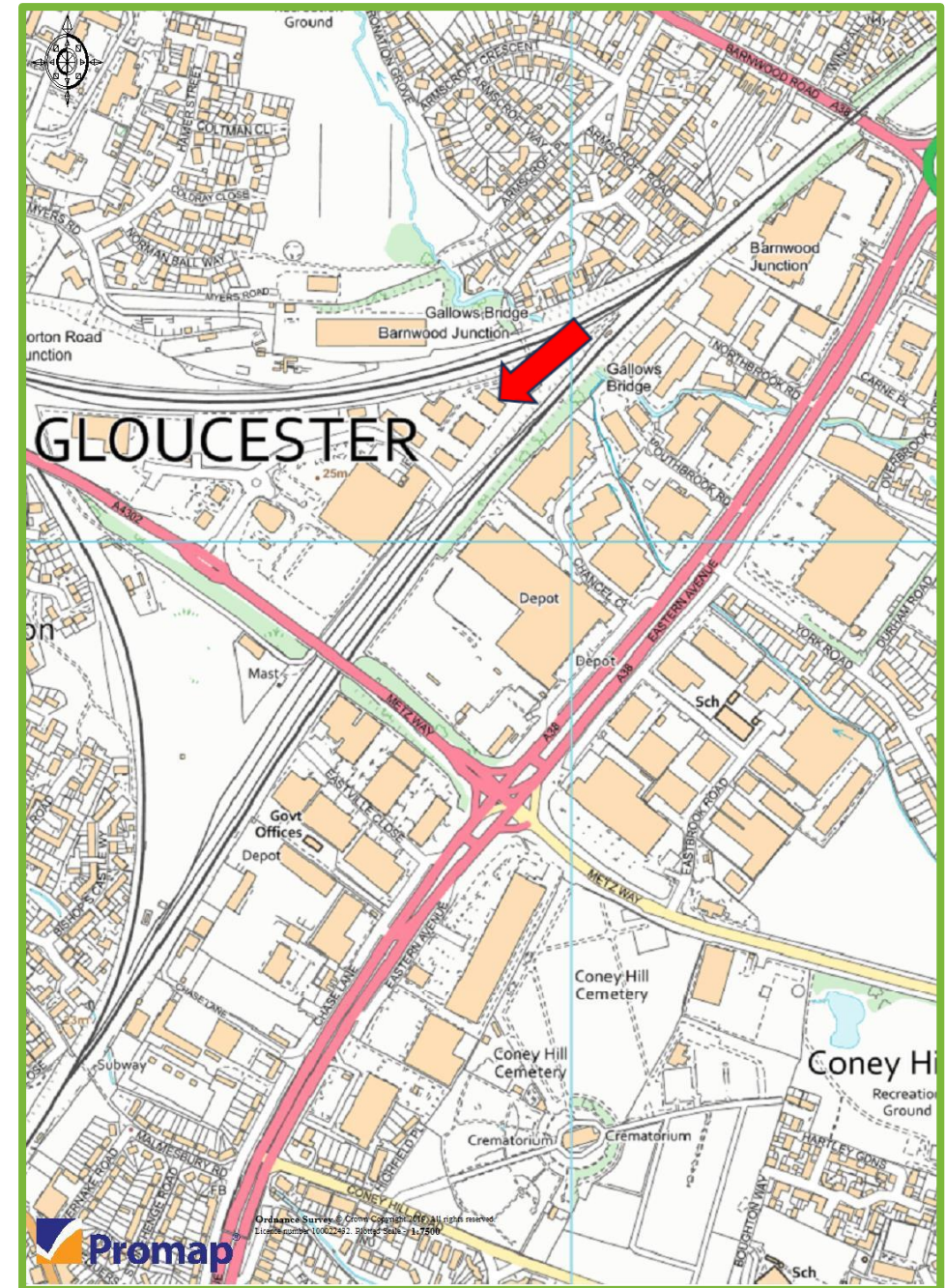


**2 miles**

**Cheltenham**



**8 miles**



# Accommodation

## Description

The property consists of two business units constructed around a steel frame, with insulated profiled cladding to the external elevations and an insulated profiled roof incorporating multiple roof light panels to provide good natural daylight.

A full-width mezzanine has been installed across the units and configured to provide high-quality office accommodation. The office comprises a blend of open-plan working areas and private meeting rooms, together with a well-appointed kitchen and staff welfare facilities.

Vehicular access is provided via insulated roller shutter loading doors, while separate pedestrian access is available through aluminium-framed glazed entrance doors to the front of the building. All access points are secured with external security shutters.

## 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.

All measurements are Approximate Gross Internal Areas (GIA)

Area	sq ft	sq m
Unit 12 Ground Floor	1,507	140.00
Unit 12 First Floor	1,453	134.99
<b>Unit 12 Total UNDER OFFER</b>	<b>2,960</b>	<b>274.99</b>
Unit 13 Ground Floor	1,514	140.70
Unit 13 First Floor	1,239	115.15
<b>Unit 13 Total</b>	<b>2,753</b>	<b>255.85</b>

Heating & cooling  
Cassettes



On-site  
parking



LED  
lighting

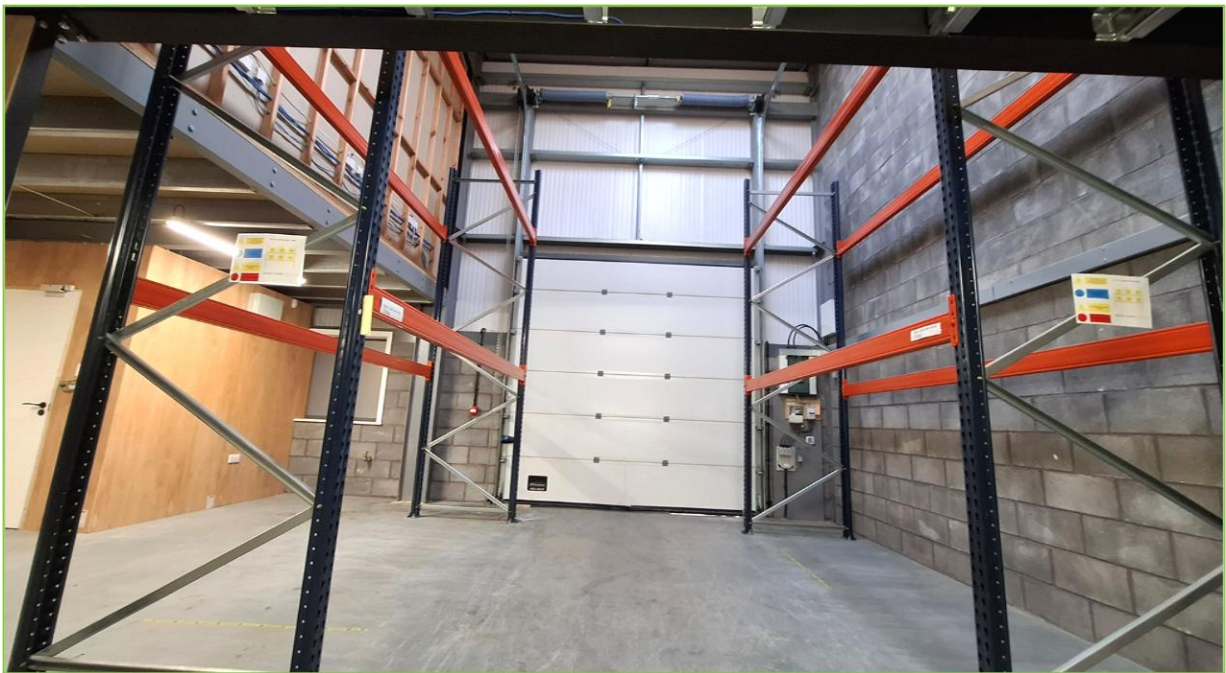


Kitchenette



WC facilities





# Rates | EPC | Terms

## Business Rates

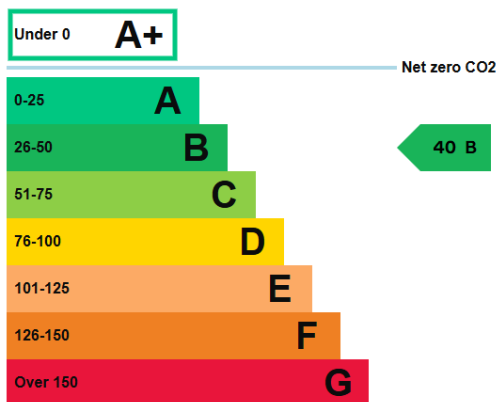
Interested parties should make their own enquiries to Gloucester City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

The Valuation Office Agency website states the properties have separate assessments with a Rateable Value of £18,000 each from April 2026.

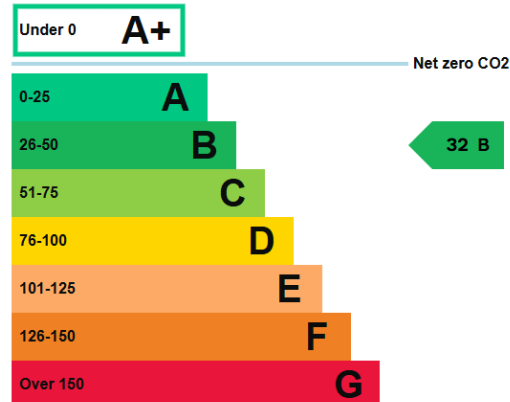
## Energy Performance Certificate

The EPC Rating for Unit 12 is 40-B and the Rating for Unit 13 is 32-B. The full certificates can be provided on request.

### Unit 12



### Unit 13



## Code for Leasing

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

## Lease Terms

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

## Rent

Rent on application.

## Legal Costs

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

## References/Rental Deposits

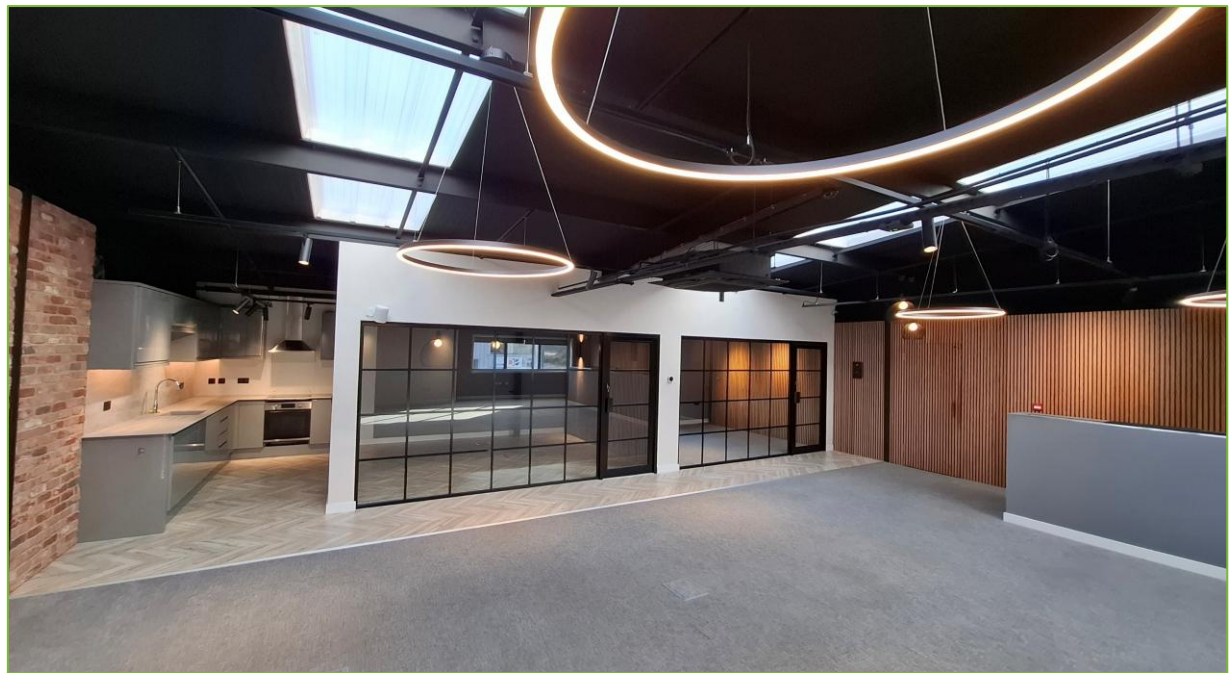
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

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

## AML

A successful tenant/purchaser will be required to provide relevant information to satisfy 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)



**Adrian Rowley**  
07771 874175  
01452 627133  
[arowley@alderking.com](mailto:arowley@alderking.com)



**Windsor Cooper**  
07970 660376  
01452 627131  
[wcooper@alderking.com](mailto:wcooper@alderking.com)

**AK Ref:** AJGR/N102193    **Date:** April 2026    **Subject to Contract**



COMMERCIAL  
AGENCY



INVESTMENT



BUILDING  
SERVICES



PLANNING



RESIDENTIAL  
DEVELOPMENT



PROFESSIONAL  
SERVICES



MANAGEMENT  
SERVICES



ASSET  
RECOVERY

## 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.