



commercial property consultants

**TO LET**

**FORMER MANUFACTURING FACILITY, OFFICES AND  
YARD, UNITS 16-18 HEMPSTED LANE, GLOUCESTER  
GL2 5JD**



1,537.51 M<sup>2</sup> (16,550 FT<sup>2</sup>)

CITY RING ROAD LOCATION

**CONTACT RALPH WELLS 07957 739858**

[www.wbmproperty.co.uk](http://www.wbmproperty.co.uk)

SWINDON 01793 232658 GLOUCESTER 01452 348915



## LOCATION

The premises is well located in Gloucester on the city ring road A430 Hempsted Lane. Located on the western side of Gloucester providing close links to the M5, A40, A38 and the A417.

It is situated within easy walking distance of Gloucester Quays, Gloucester City Centre and benefits from Sainsbury's opposite the site.

## DESCRIPTION

The premises comprises of three major workshop areas, together with offices and services.

Additionally, it benefits from several loading doors and yard areas. Formally used as an engineering facility providing an ideal opportunity to locate in this central location.

An ideal opportunity to utilise as a whole or split into numerous units. Please note that the premises benefits from two property Titles.

The building is a mixture of portal framed space and a warehouse with a truss roof. The modern frontage makes it easily identifiable from the ring road.

## ACCOMMODATION

All measurements are approximate and on a gross internal basis in accordance with the RICS Code of Measuring Practice.

Warehouse /workshop	1,161.63 sq m	12,503.68 sq ft
GF Office	135.13 sq m	1,454.53 sq ft
FF Office	135.13 sq m	1,454.53 sq ft
Workshop office	105.62 sq m	1,136.89 sq ft
<b>TOTAL</b>	<b>1,537.51 sq m</b>	<b>16,550 sq ft</b>

## QUOTING RENT

Rent on application.

## EPC

The property has an energy performance rating of: C61. A copy of the EPC is available upon request.

## BUSINESS RATES

Please contact the agents for further information.

## LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

## VIEWING

Viewing and further information is strictly by prior appointment through the agents.

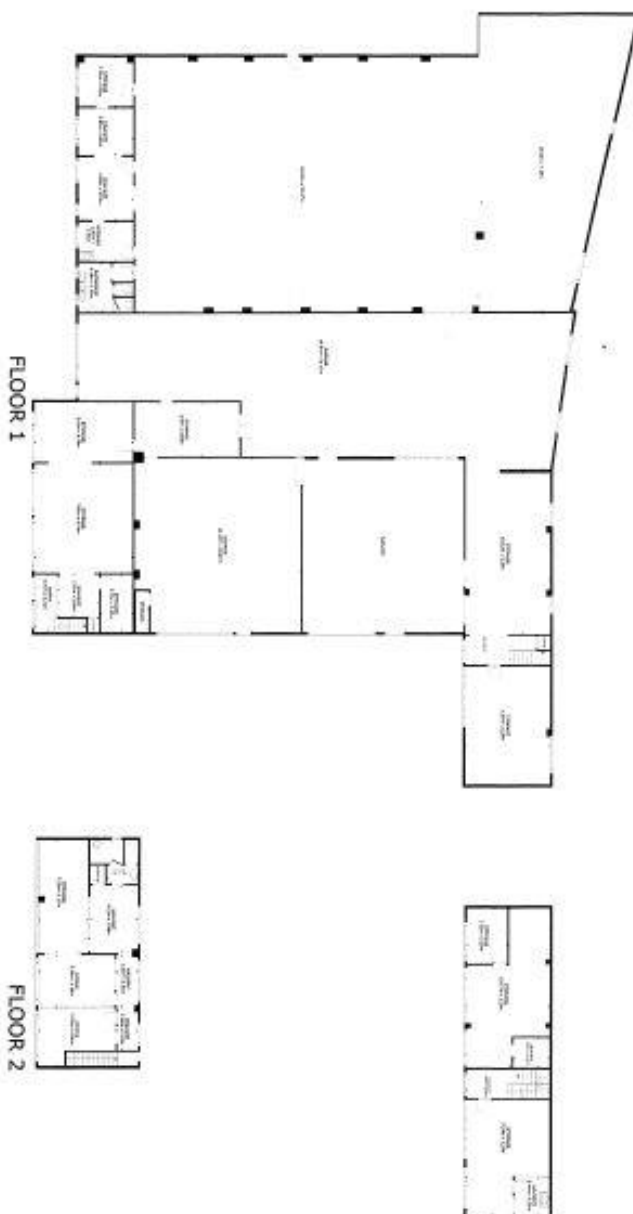
Ralph Wells  
T: 07957 739858  
E: ralph@wbmproperty.co.uk

**Please note the property comes with two Titles.**

**11 Dorcan Business Village, Swindon, Wiltshire SN3 5HY**

**IMPORTANT NOTICE:** These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed, and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

Registered Office: Building 2A , D Site, Kemble Airfield, Kemble, Cirencester, Gloucestershire GL7 6NA



GROSS INTERNAL AREA  
FLOOR 1: 115.3 m<sup>2</sup> GARAGE 115.3 m<sup>2</sup>  
FLOOR 2: 286.3 m<sup>2</sup> HALLWAY 14.4 m<sup>2</sup> GARAGE 113.9 m<sup>2</sup>  
TOTAL: 588.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 11 Dorcan Business Village, Swindon, Wiltshire SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed, and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

Registered Office: Building 2A , D Site, Kemble Airfield, Kemble, Cirencester, Gloucestershire GL7 6NA



## 11 Dorcan Business Village, Swindon, Wiltshire SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed, and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

Registered Office: Building 2A , D Site, Kemble Airfield, Kemble, Cirencester, Gloucestershire GL7 6NA