



TO LET

Unit 2 Rockhaven

Triangle Park, Metz Way, Gloucester, GL1 1AJ

- 2,316 sq ft (215.13 sq m) Available on New Lease
- Suitable for Business/Industrial/Warehouse Use
- Superb Location on the Eastern Side of Gloucester
- Solar PV Panels Installed



Location

Location

Triangle Park is ideally located on the eastern edge of Gloucester City Centre, accessed from Metz Way. Eastern Avenue, which forms part of the Gloucester ring road, is 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 J11A



3 miles

**Gloucester
City Centre**

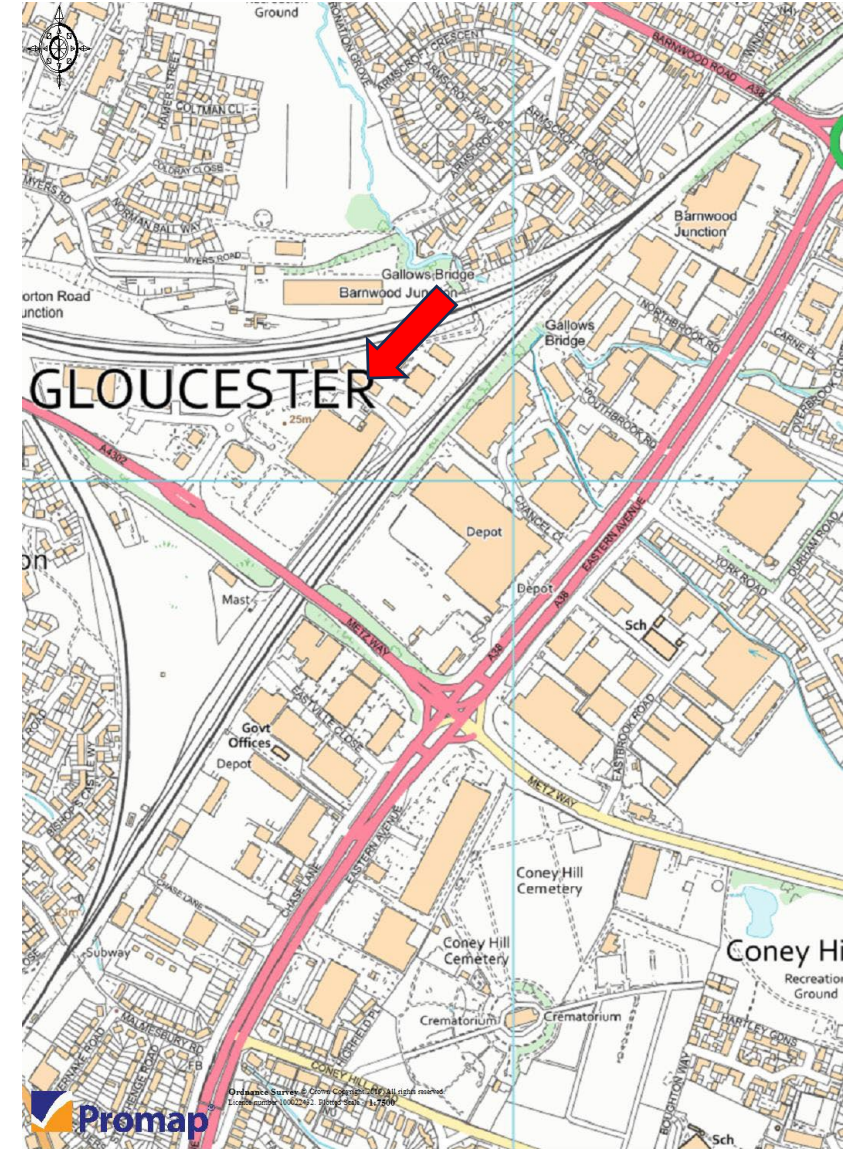


2 miles

Cheltenham



8 miles



Accommodation

Description

Unit 2 comprises a mid terraced modern business unit with an eaves height of approximately 5.1 m.

Mezzanine floors have been installed which currently provide a mix of storage, assembly and office space.

A loading door approximately 3 m wide by 3.2 m high provides access to a full height storage area.

The building has a single WC and there are allocated parking spaces on site.



Eaves height
5.1 m

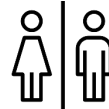
Mezzanine



Onsite parking



WC facilities



Area	Sq ft	Sq m
Ground Floor	1,263	117.31
Mezzanine	1,053	97.82
TOTAL	2,316	215.13

Rates | EPC | Terms

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.

Business Rates

The Valuation Office website states that the property has an assessment for Business Rates of £14,750.

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.

Energy Performance Certificate

The EPC Rating is A-20 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 lease with terms to be agreed and outside the Landlord and Tenant Act 1954.

Rent

The property is offered to let for £24,000 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 prospective tenants establish the VAT implications before entering into any agreement.

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/SVM/101254
Date: April 2025
Subject to Contract



Adrian Rowley
01452 627133
07771 874175

arowley@alderking.com

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.

alder king

PROPERTY CONSULTANTS

