

# TO LET

NEW INDUSTRIAL UNITS

87.54 – 93.25 SQ M (942-1004 SQ FT)



UNITS 1-12  
LOWER TUFFLEY LANE  
GLOUCESTER  
GLOUCESTERSHIRE  
GL2 5DT

**BLADEN COMMERCIAL PROPERTY CONSULTANTS**

Brunel House, 11 The Promenade, Clifton, Bristol BS8 3NG Tel: 0117 287 2006  
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## LOCATION

The property is located on Lower Tuffley Lane in Gloucester. Lower Tuffley Lane benefits from easy access to the M5 motorway network via junction 12, and is approximately 2.5 miles south of Gloucester City Centre. Nearby occupiers include Wickes, Toolstation, Screwfix, Biffa, Bristol Street Motors, Greggs, Subway, Costa, Burger King and McDonalds.

## DESCRIPTION

- 12 New industrial units.
- Minimum eaves height of 6m.
- Roller shutter width 2.9m.
- Kitchenette and WC facilities.
- First Floor mezzanine.
- High quality specification.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	Sq M	Sq Ft
Unit 1	87.54	942
Unit 2	89.29	961
Unit 3	89.30	961
Unit 4	89.26	961
Unit 5	89.57	964
Unit 6	87.87	946
Unit 7	91.41	984
Unit 8	93.25	1004
Unit 9	91.13	981
Unit 10	Under Offer	Under Offer
Unit 11	93.09	1002
Unit 12	92.01	990

## TENURE

Each unit is available on a full repairing and insuring lease on terms to be agreed.

## BUSINESS RATES

The Valuation Office Agency are currently assessing each unit for business rates.

Interested parties are advised to make their own enquiries with Gloucestershire County Council to ascertain the exact rates payable.

## COSTS

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

## VAT

All prices are quoted exclusive of VAT whether or not chargeable. We believe VAT is chargeable on the rent.

## PLANNING

We have not made any enquiries with Gloucester County Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E, B2 and B8 use under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020).

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Certificates have been commissioned for the units.

## RENT

Upon application.

## SERVICE CHARGE

A service charge may be payable in respect of the upkeep, management and maintenance of the common parts within the estate.

## LOCATION PLAN



## VIEWING & FURTHER INFORMATION

Through sole agents Bladen Property Consultants:-

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**SUBJECT TO CONTRACT**

**April 2025**

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