

# TO LET/FOR SALE

VARIOUS STORAGE BUILDINGS/YARD SPACE  
178.02 – 6003.02 SQ M (1916 - 64,617 SQ FT)



GRIGGS TIMBER YARD  
BRISTOL ROAD  
GLOUCESTER  
GLOUCESTERSHIRE  
GL1 5TD

**BLADEN COMMERCIAL PROPERTY CONSULTANTS**

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## LOCATION

The property is located on Bristol Road in Gloucester. Bristol Road 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

- Various industrial units available.
- Available to let or for sale.
- Site area approx. 5.83 acres, with the yard area extending to circa 3.25 acres.

## ACCOMMODATION

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

Description	Sq M	Sq Ft
<b>Site 1</b>		
Unit A	819.34	8819
Unit B	922.78	9933
Unit C	489.68	5271
Unit D	422.00	4542
Unit E	381.63	4107
Belfast Building	448.51	4828
Salt Store	448.51	4828
<b>Site 2</b>		
Office Building/Ancillary	178.02	1916
Open Storage Building 1	1264.00	13,606
Open Storage Building 2	628.55	6767
<b>Total Gross Internal Area</b>	<b>6003.02</b>	<b>64,617</b>

## TENURE

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

The property is also available freehold.

## BUSINESS RATES

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

Interested parties are advised to make their own enquiries with Gloucester City 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/sale price.

## PLANNING

We have not made any enquiries with Gloucester City 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.

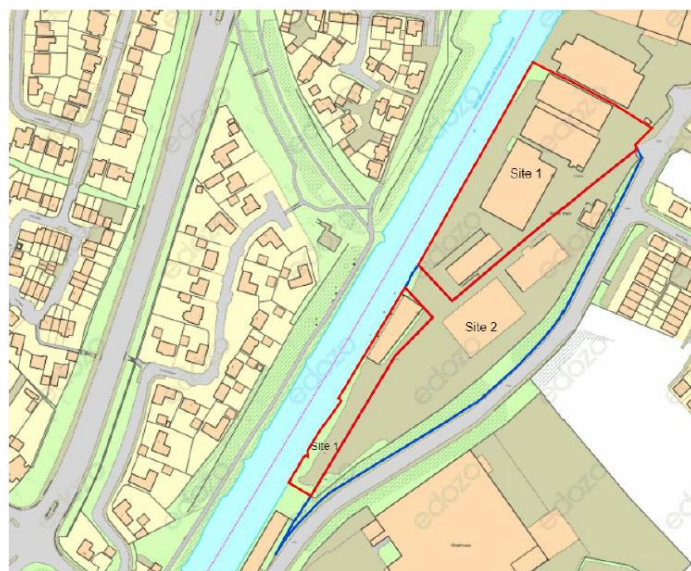
## RENT/SALE PRICE

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**  
**March 2026**