

TO LET

Industrial Warehouse Unit



Unit 6V
Madleaze Industrial Estate
Bristol Road
Gloucester
GL1 5SG

Refurbished Industrial Warehouse Unit
Approximately 7,966 Sq Ft (740.12 Sq M).

- **Refurbished Industrial Warehouse Unit**
- **Available Now / New Lease Available**
- **Car Parking and External Areas**

Location

The property is situated on the Madleaze Road Industrial Estate, a well established commercial estate located approximately 0.5 miles south of the City Centre, and approximately 4.5 miles north from Junction 12 of the M5 Motorway.

The Madleaze Road Industrial Estate is accessed directly off Bristol Road, being a main arterial route into Gloucester from the south.

**M5 Motorway
(J12)**



4.5 miles

**Gloucester
City Centre**



0.5 miles

Cheltenham

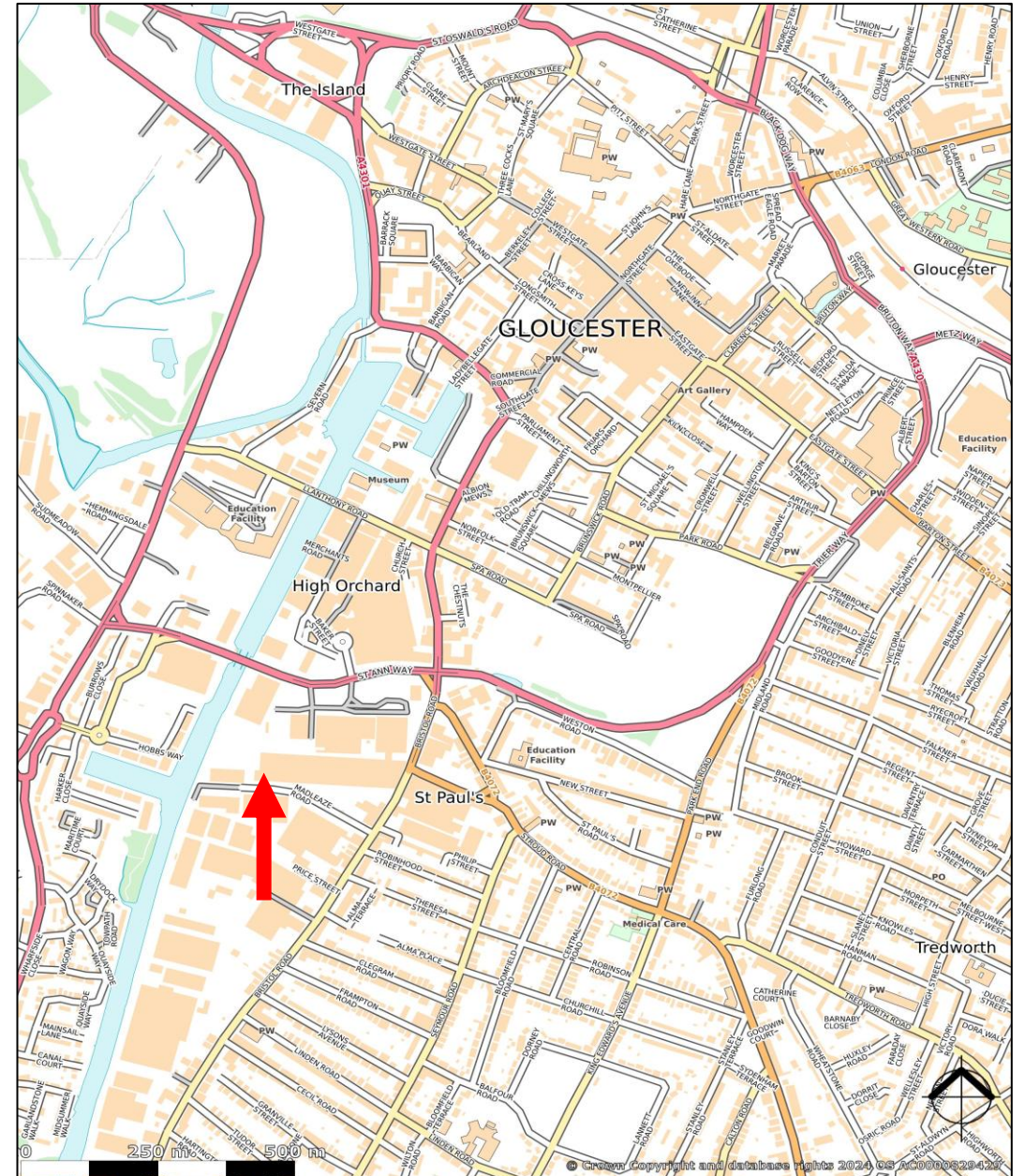


10 miles

Bristol



34 miles



Accommodation

Description

A refurbished mid-terrace industrial unit of steel frame construction with a mixture of facing brickwork, and profiled cladding to the elevations under a pitched and profiled roof.

The accommodation is arranged to provide offices, wash room and WCs on the ground, and offices on the first floor. The clearance height measured to underside of the frame is approximately 10.5m.

Access to the unit is provided by a single roller shutter loading door, as well as a pedestrian doors to the entrance and offices.

Measurements (Approximate Gross Internal Areas)

Area	Sq ft	Sq m
Ground Floor Warehouse and Offices	6,931	643.92
First Floor Offices	1,035	96.2
TOTAL	7,966	740.12

Terms

Available to let by way of a new lease on full repairing and insuring terms. The lease will be excluded from the Security of Tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II

Rent

The property is offered to let on the basis of **£7.50** per sq ft, per annum exclusive of VAT.

Service Charges and Insurance

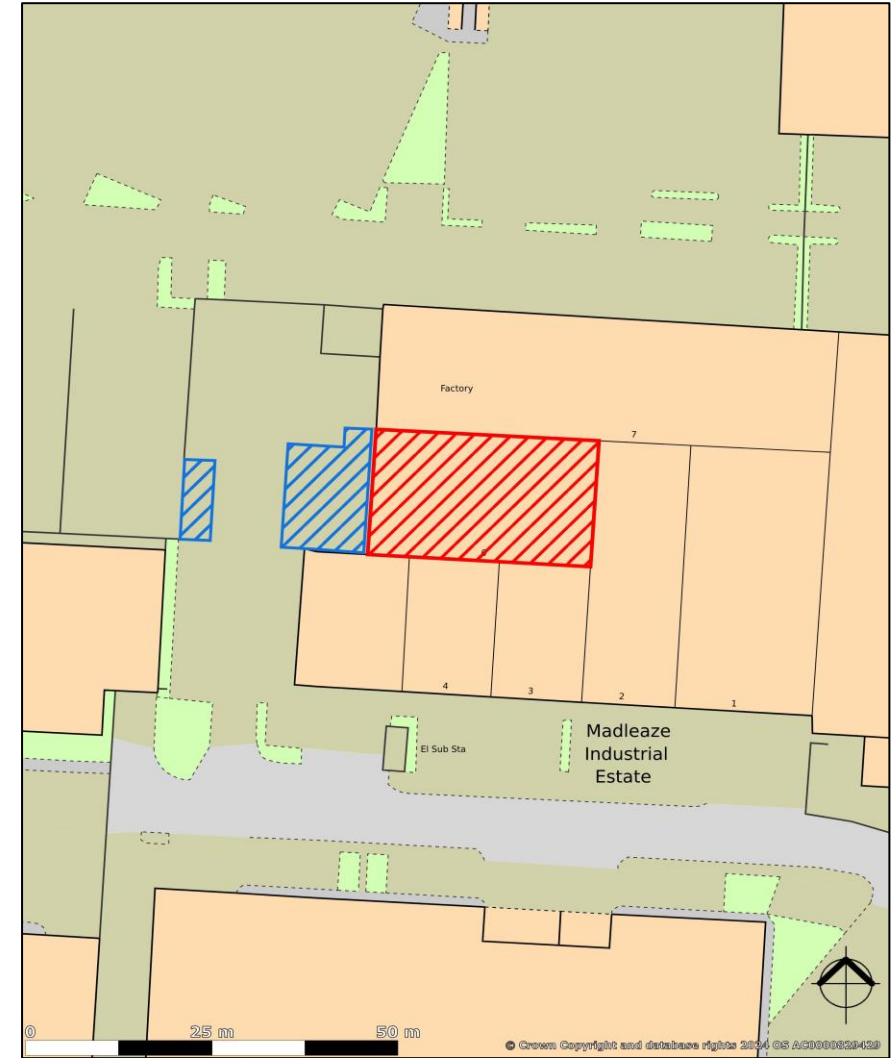
A service charge is levied by the landlord to cover the cost of maintaining the common areas of the estate. The landlord further insures the building and will recover the premium from the tenant. Full details available on request.

Energy Performance Certificate

The property achieves a C:68 Rating.

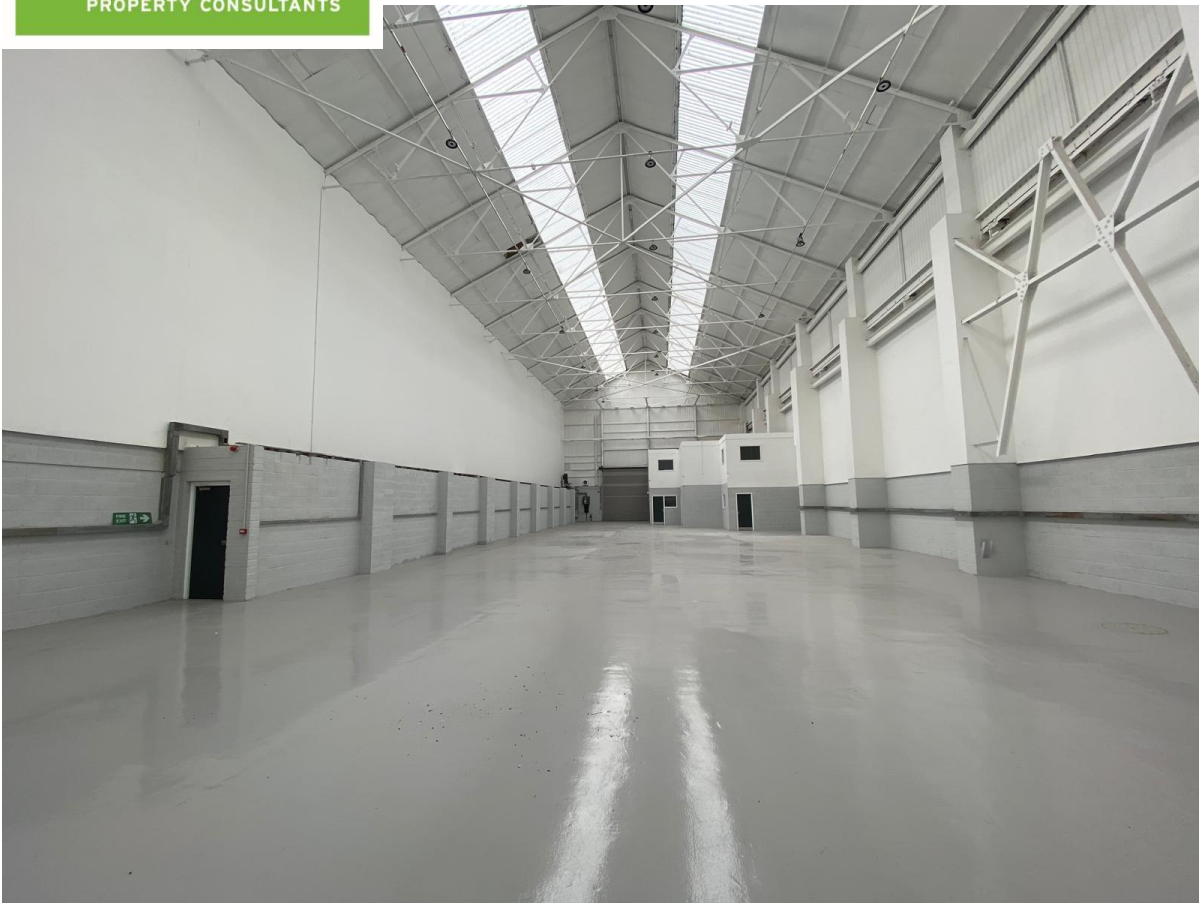
Business Rates

The Valuation Office Agency website shows a rateable value of **£39,250**. Interested parties are advised to make their own enquiries to Gloucester City Council to establish the actual rates payable. www.voa.gov.uk.



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PROPERTY CONSULTANTS







Additional Information

Legal Costs

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

References and 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 will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

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.

Planning

The unit was previously used for general industrial (Class B2). It would also be suitable for light industrial purposes (Class B1) and warehousing/distribution (Class B8) subject to planning consent. Any interested parties should make their own enquiries to the Planning Department of Gloucester City Council.

Code for Leasing

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

Viewing Arrangements

For further information or to arrange an inspection, please contact the joint agents:



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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.