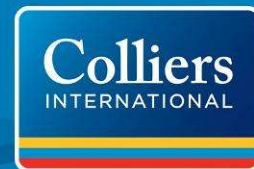


LEASEHOLD

Industrial/Warehouse



Gloucester Hempsted TEC, Secunda Way, Hempsted Bridge, Gloucester, GL2 5BT

- Highly prominent warehouse with 2 storey offices
- Low site coverage
- Adjacent to A430 Secunda Way, forming part of the Gloucester South West Bypass
- Less than 2 miles south of Gloucester City Centre
- Easy access to Junction 12 of the M5

Contact us

Strictly by prior appointment with Colliers International, through:

Tim Davies

+44 117 917 2048

tim.davies@colliers.com

Joshua Pater

+44 207 344 6860

joshua.pater@colliers.com

Or our joint agents DTZ on 0117 910 6640

Colliers International
Broad Quay
BRISTOL
BS1 4DJ

www.colliers.com/uk/industrial

LOCATION

- Located adjacent to Secunda Way which forms part of the Gloucester South West Bypass.
- The Bypass provides direct access to Junction 12 of the M5 via the A38.
- Less than 2 miles from Gloucester City Centre.

DESCRIPTION

- Warehouse/industrial unit with 2 storey offices and additional ground floor workshops.
- Eaves Height: 4.2m
- 2 loading doors each measuring 3.5m high by 3m wide.

ACCOMMODATION

The Property has the following approximate gross internal floor areas

Warehouse	20,870 sq ft	1,939 sq m
Workshops	4,252 sq ft	395 sq m
Ground Floor Offices	4,313 sq ft	409 sq m
First Floor Offices	3,328 sq ft	309 sq m
Total	32,763 sq ft	3,044 sq m

TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

BUSINESS RATES

To be assessed. Interested parties are advised to make their own enquiries.

VAT

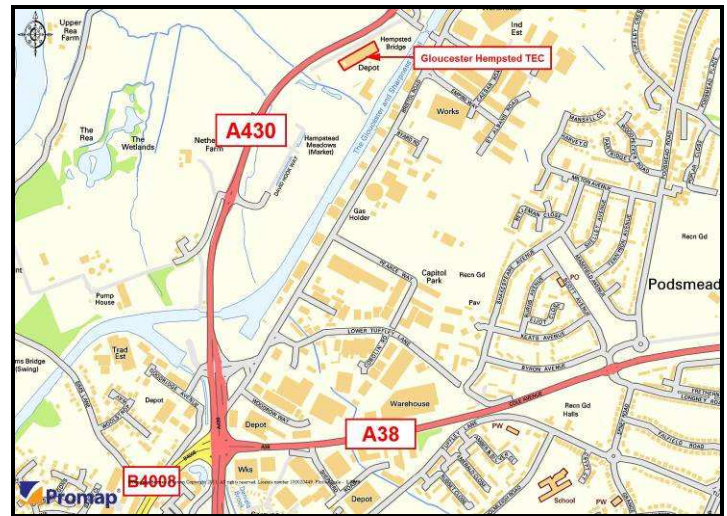
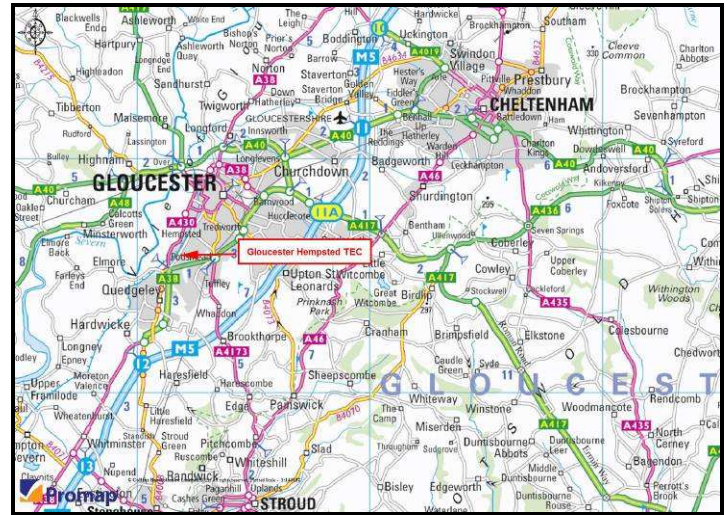
All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

SUBJECT TO CONTRACT

April 2012



Energy Performance Certificate

Non-Domestic Building



British Telecom
Hempsted Lane
GLOUCESTER
GL2 5BT

Certificate Reference Number:
0670-0631-5630-9594-1002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 67

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 3529
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

60 If typical of the existing stock