

TO LET

18,345 – 142,027 ft² (1,705 – 13,197 m²)



Colliers
INTERNATIONAL

0117 917 2000

Invista Premises,
Ermin Street,
Gloucester, GL3 4HP



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FLEXIBLE TERMS
AVAILABLE

SUBJECT TO CONTRACT



LOCATION

The subject property is situated along Ermin Street within the Brockworth area, approximately 4.5 miles to the east of Gloucester City Centre.

Junction 11A of the M5 is within 2 miles of the subject property and can be easily accessed via Hucclecote Road and the A417.

Other nearby occupiers include UPS, Wincanton, G-Tekt and Royal Mail.

LEASE TERMS

The property is available on new full repairing and insuring lease with flexible terms to be agreed.

QUOTING RENT

£5.50 per sq ft exclusive of VAT.

BUSINESS RATES

We advise you make your own enquiries with the local authority.

DESCRIPTION

The property comprises 4 separate warehouses that are available individually or collectively.

Each warehouse space benefits from surface level loading doors and a large open plan space.

The site also benefits from a gated entrance.

3-phase electricity across each warehouse.

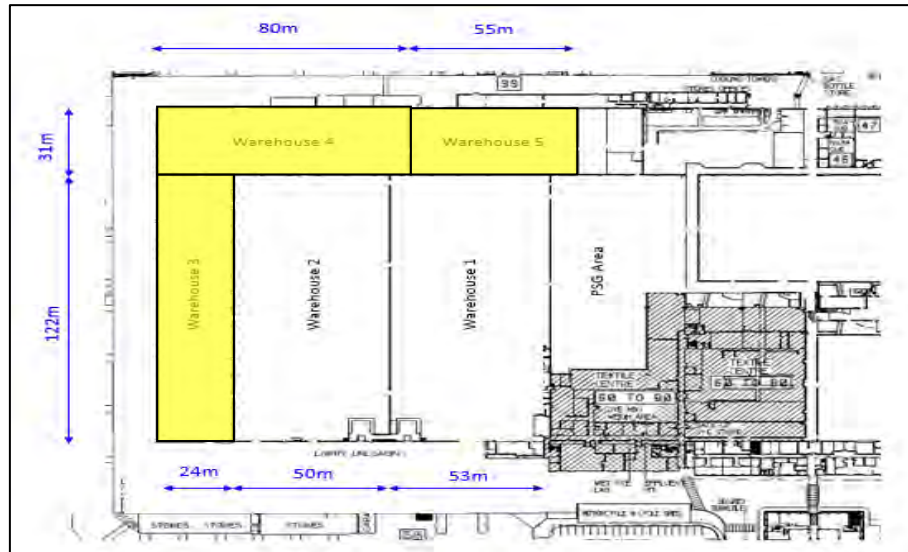
Minimum eaves height: 4.5m – 8.5m.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

PLANNING

We understand that the property benefits from B1 business, B2 general industrial and B8 storage and distribution.



Accommodation	SQ FT	SQ M
Warehouse 2	65,493	6,084
Warehouse 3	31,505	2,928
Warehouse 4	26,684	2,480
Warehouse 5	18,345	1,705
Total	142,027	13,197



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Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

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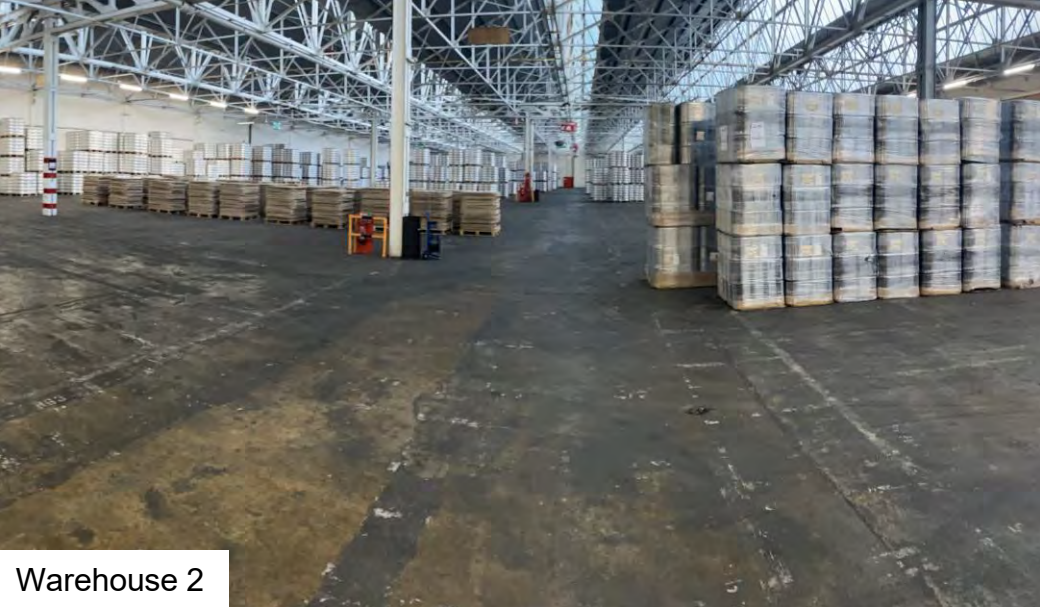
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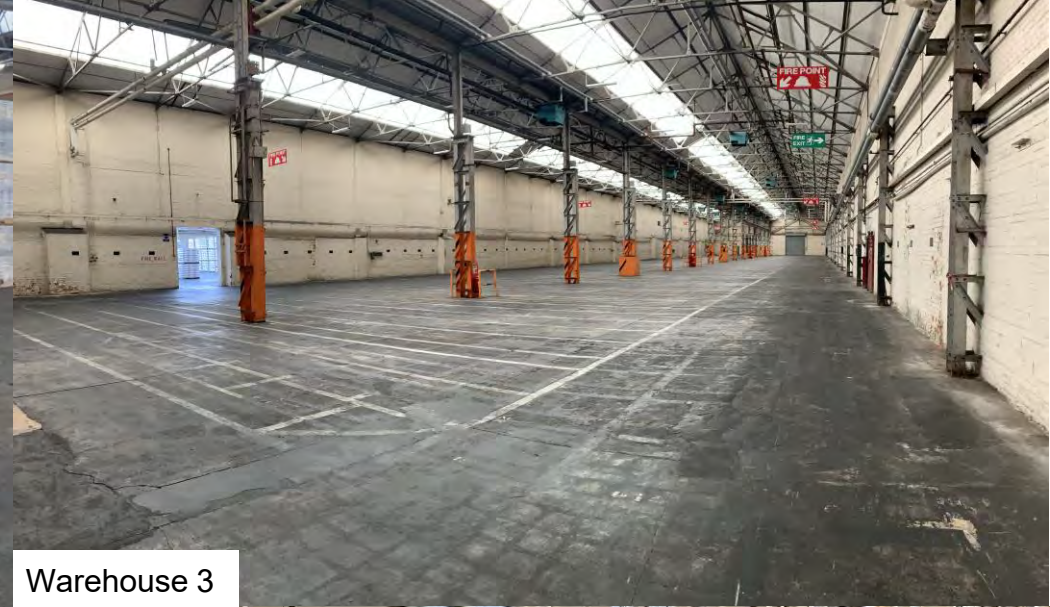
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Warehouse 2



Warehouse 3



Warehouse 4



Warehouse 5



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