

UNITS TO LET

10,607 - 16,856 ft²



ESTABLISHED TRADE
LOCATION



OFFICE
ACCOMMODATION



FULLY
REFURBISHED



www.ipif.com/easternave

INDUSTRIAL/TRADE UNITS TO LET

EASTERN AVENUE TRADING ESTATE

EASTVILLE CLOSE, GLOUCESTER GL4 3SJ





UNIT 9 SPECIFICATION

- Fully refurbished
- New roof
- Warehouse and office accommodation
- Car parking
- Minimum eaves 7.08m, pitch of 8.24m
- EV charging connection

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 9	M ²	FT ²
Production/Warehouse	797	8,581
GF & FF Offices/WC	188	2,026
Total	985	10,607

LOCATION

Eastern Avenue Trading Estate is located adjacent to the A38 Gloucester Ring Road, providing access to Junction 11 of the M5 motorway network approximately 5 miles north east, Junction 11A approximately 4 miles north east and junction 12 approximately 3 miles south.

Eastern Avenue is an established commercial location with local occupiers including Screwfix, Big Yellow Storage, Howdens Joinery, Crown Decorator Centre, City Electrical Factors, Currys, Pizza Hut, Greggs and Homebase.

DESCRIPTION

The units are steel portal frame construction with brick/blockwork elevations and profile metal cladding above. Unit 24 benefits from a large rear self-contained yard. The insulated pitched roofs are covered with profile cladding and incorporate translucent roof lights. Both units have been recently refurbished.



UNIT 24 SPECIFICATION

- Fully refurbished
- New roof
- Self-contained yard
- 3 loading doors
- Two storey office accommodation
- Minimum eaves 6.67m, pitch of 8.45m
- Car parking

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 24	M ²	FT ²
Production/Warehouse	1,804	11,665
GF & FF Offices/WC	482	5,191
Total	1,566	16,856

On behalf of the landlord



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UNIT 24



UNIT 24



UNIT 9



UNIT 9



UNIT 9

On behalf of the landlord



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AVAILABILITY SCHEDULE

UNIT	OCCUPIER	M ²	FT ²
1	HOWDEN JOINERY PROPERTIES LTD	571.2	6,149
2	HOWDEN JOINERY PROPERTIES LTD	595.7	6,413
3	HOWDEN JOINERY PROPERTIES LTD	595.6	6,411
4	KEW (ELECTRICAL DISTRIBUTORS) LTD	602.5	6,486
5	JOHNSTONE PAINTS LTD	511	5,501
6	EASY BATHROOMS	595.4	6,409
7	WILLIAMS TRADE SUPPLIES	596.9	6,425
8	EVRI	602.2	6,483
9	AVAILABLE TO LET	985	10,607
10	FASCIA FOCUS LTD	158.3	1,705
11	DAVID RICHARDS	156.4	1,684
12	DAVID PAUL RICHARDS	156	1,680
13	EAGLES INDOOR GOLF	156.4	1,683
14/15	CROWN PAINTS LTD	318.8	3,432
16	DUNRAVEN MANUFACTURING LTD	158	1,701
17	BREWERS DECORATING CENTRE	154.9	1,668
18	BREWERS DECORATING CENTRE	156.4	1,684
19	GLOUCESTERSHIRE SIGN COMPANY LTD	156.1	1,681
20/21	CEF	318.8	3,432
22/23	SCREWFIX DIRECT LTD	1,216.5	13,095
24	AVAILABLE TO LET	1,566	16,856
25	SIG TRADING LTD	1,374.1	14,791
26	PARTS ALLIANCE GROUP LTD	508.8	5,477
27	W B POWER SERVICES	788.3	8,486



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EASTERN AVENUE

TRADING ESTATE

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LEASE TERMS

The units are available on new full repairing and insuring leases.

BUSINESS RATES

Unit 9: £79,000

Unit 24: £148,000

Occupiers are advised to make their own enquiries with the local authority to confirm the rates payable figures.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Unit 9: B(48)

Unit 24: B(48)



UNIT 24



UNIT 24 REAR SERVICE YARD

On behalf of the landlord

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