

OFFICE PREMISES TO LET

Sharpness, Gloucestershire

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PROPERTY CONSULTANTS

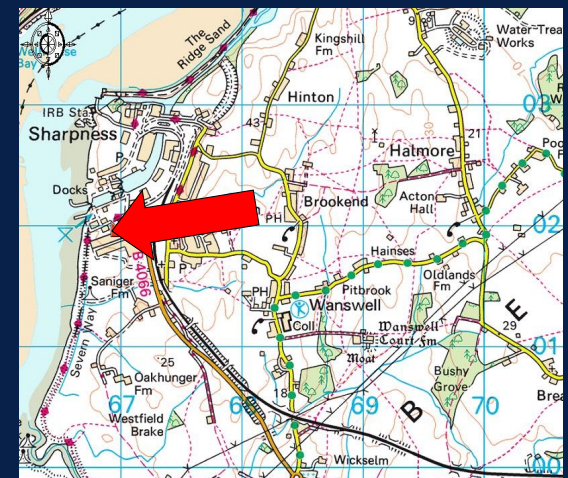


OFFICE PREMISES

**Unit A Severn Distribution Centre
Sharpness
Gloucestershire
GL13 9UQ**

**From 903 sq ft to 3,234 sq ft
(83.89 - 300.42 sq m) Net Approx.**

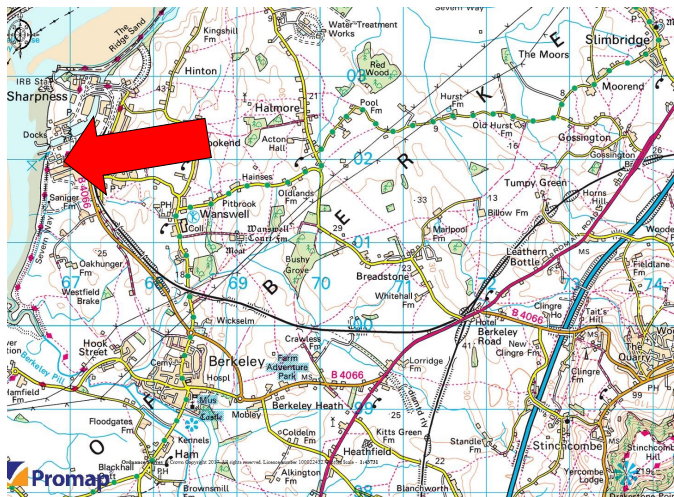
- Out of town office accommodation.
- Generous car parking
- Located within a fully managed estate with onsite security.



Unit A Severn Distribution Centre, Sharpness, Gloucestershire GL13 9UQ

Location

Severn Distribution Centre is located approximately 6 miles from Junction 14 of the M5 and approximately 15 miles from Stroud, 17 miles from Gloucester City centre and 24 miles from Bristol city centre.



Description

Unit A is an 'L' shaped office building and the space currently available is situated on ground and first floor levels.

The offices have suspended ceilings with electric strip lighting, solid floors with perimeter trunking together with Category 5 cabling, carpeting, passenger lifts and gas fired central heating. The property also benefits from reception area with feature glazing, and male and female WC facilities. The estate benefits from 24 hour manned security and secure perimeter fencing.

Suitable alterations could be made to the property in order to achieve an open plan environment if required.

The property benefits from a generous car parking provision.

Accommodation

The property provides the following approximate net internal areas:

Area	Sq ft	Sq m
Ground floor	2,331	216.53
First floor	903	83.89
TOTAL	3,234	300.42

Services

We are advised that mains electricity, gas and water are connected to the premises.

We confirm 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

We understand that the property benefits from B1(a) office consent.

Interested parties should make their own enquiries of the local Planning Department.

Legal Costs

Each party are to be responsible for their own legal costs in connection with any transaction.

Rent

The initial rent to be based upon £9.50 per sq ft exclusive. All rents are per annum exclusive of outgoing and VAT.

Service Charge

The ingoing tenant will be responsible for paying their fair proportion of the estate and buildings service charge.



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Energy Performance Certificate

An EPC will be available for inspection.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.lettingbusinesspremises.co.uk.

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

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

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Date: April 2023

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