

INDUSTRIAL WAREHOUSE & OFFICE BUILDING TO LET

Unit B4 Nexus
Hurricane Road
Gloucester Business Park
Gloucester GL3 4AG

5,640 SQ. FT. (523.98 SQ.M.)

alder king

PROPERTY CONSULTANTS



Location | Situation

Gloucester Business Park is superbly located between Gloucester and Cheltenham with a direct link to the M5 Motorway Junction 11A and the A417 Gloucester / Swindon trunk road.

The park is a managed landscaped environment with amenities on site including a Tesco supermarket, public house, Premier Inn and a Virgin Health & Fitness club.



Description | Accommodation

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Unit B4 comprises an end of terrace industrial warehouse unit constructed on a steel portal frame with block/clad elevations beneath a double skinned roof with translucent panels.

Access is provided via a sectional overhead loading door to the front elevation. There is an eaves height of approximately 6.5m.

First floor offices are provided, and are accessed from a ground floor lobby and pedestrian entrance door. A Mezzanine floor provides further accommodation.

Terms & Rent

To let on a new FRI lease on terms to be agreed at an initial rent of £47,940 per annum exclusive.

Legal Costs

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

Energy Performance Certificate.

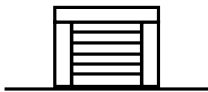
The property achieves a 'C' rating. Full EPC available on request.

Area (approximate Gross Internal Area)	Sq ft	Sq m
Industrial Warehouse	2,766	256.98
Ground floor entrance lobby, WC, staff room & store	661	61.43
First floor office	661	61.43
Mezzanine offices	1,552	144.14
TOTAL	5,640	523.98

Industrial & Logistics



1 Surface level Door



Car Parking



Staff facilities



End of Terrace



► Planning | Business Rates | Leasing | VAT

Business Rates

The Valuation Office Agency website shows a Rateable value of £28,500.

Interested parties should make their own enquiries to the Gloucester City Council to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the rating assessment. www.voa.gov.uk.

Code for Leasing

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

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 will be levied on the rent. We recommend that the prospective tenant establish the implications before entering into any agreement.

Subject to Contract

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Viewing Arrangements

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



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AK Ref: N/96733GN

Date: April 2022

Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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