

UNIT 2

Gateway 12 Business Park
Davy Way, Gloucester
GL2 2BY

MODERN WAREHOUSE / INDUSTRIAL UNIT
TO LET 43,650 SQ FT (4,055 SQ M)
EXCELLENT ACCESS TO A38 & J12 M5





UNIT 2 IS AVAILABLE FOR IMMEDIATE OCCUPATION

Gateway 12 Business Park was developed and managed by St. Modwen. It comprises 16 acres adjacent to the highly successful Waterwells Business Park.



24 HOUR SITE ACCESS

**EASY ACCESS TO THE A38 &
JUNCTION 12 M5 MOTORWAY**

LARGE FENCED EXTERNAL YARD

SEPARATE CAR PARKING AREA

**GROUND AND FIRST FLOOR
OFFICES WITH LIFT**

ELECTRIC VEHICLE CHARGING POINTS



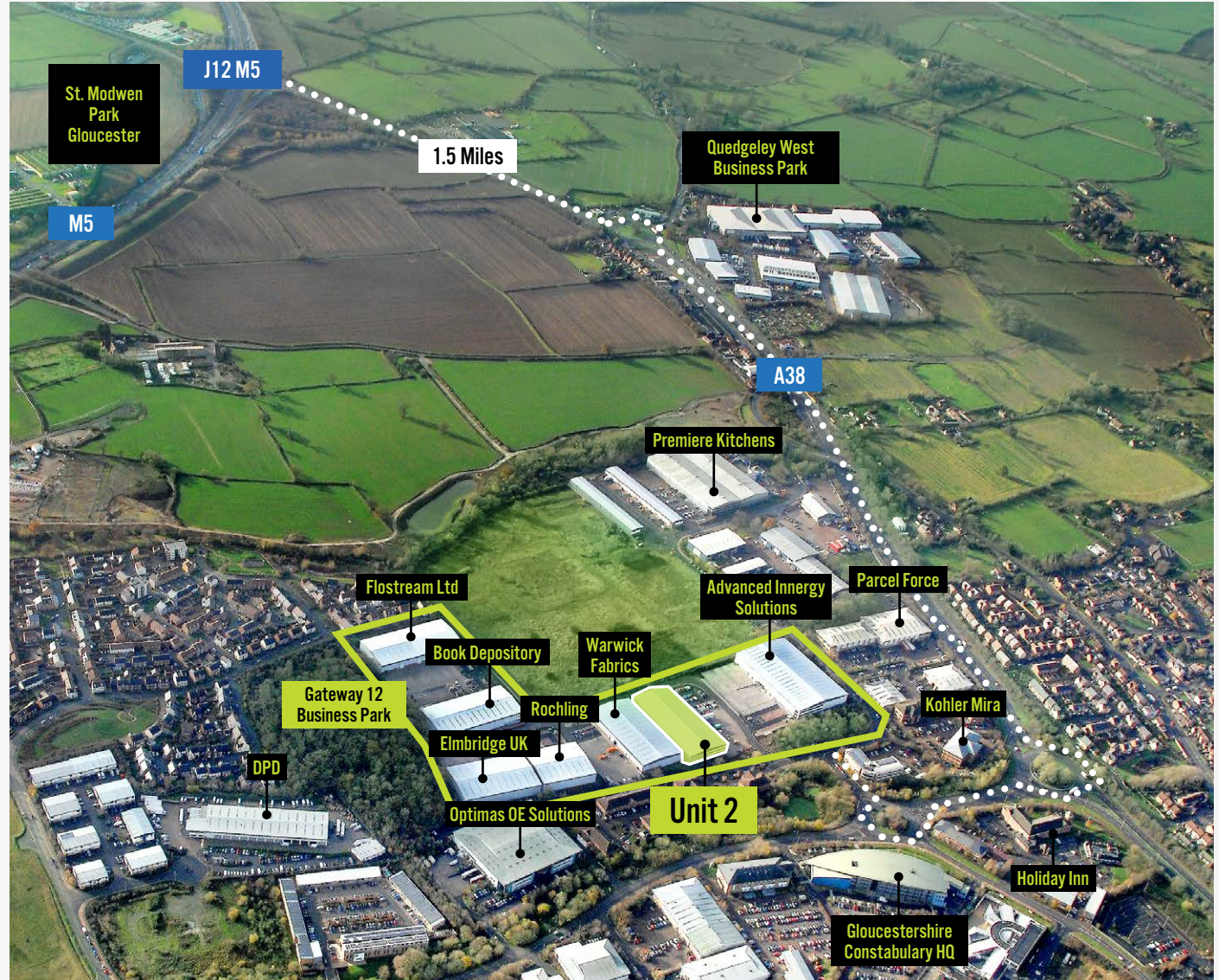


SITUATED ON GATEWAY 12 BUSINESS PARK

Gateway 12 Business Park is located 3 miles to the South West of Gloucester, adjacent to the A38 dual carriageway and just 1.5 Mile from junction 12 of the M5.

Additionally, the A38 provides dual carriageway access to the Gloucester Ring Road and the South West Bypass.

Major occupiers within the local vicinity include the Gloucester Constabulary HQ, DPD and Parcel Force.





SPECIFICATION

-  Large concrete loading yard with fence and manual gates (35m depth)
-  High quality ground and first floor offices with lift & WCs to both floors
-  8m clear internal height (haunch)
-  Floor loading 37.5 kN/sq m
-  Three electronically operated level access loading doors
-  Electric car charging
-  Self contained car parking area with 86 spaces
-  LPHW gas fired radiator heating
-  LED lighting to the warehouse
-  Fitted gym with shower facilities
-  24 hour access





3 Surface Level Doors



35 Metre Yard Depth



Shower Facilities



WAREHOUSE

CAR PARKING

OFFICE

DAVY WAY

YARD



8 Metre Haunch Height



WC Facilities



25% Office Content

	AREA (Sq Ft)	AREA (Sq M)
Warehouse	32,518	3,020.98
Ground Floor – Offices	5,566	517.09
First Floor – Offices	5,566	517.09
Total	43,650	4,055.16

Measured on a GIA basis



SITE AREA TOTALS APPROXIMATELY 1.76 ACRES (0.71 HA)



FURTHER INFORMATION

SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

PLANNING

The property has previously been used for Class B8 Storage & Distribution purposes with ancillary offices, and we anticipate would also be suitable for Class E (g) / B1(c) Light Industrial and Class B2 General Industrial subject to any necessary planning consents. Interested parties are advised to make their own enquiries with the local planning authority.

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of £267,500.

ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of B (43).

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Subject to Contract. MAY 2023

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TENURE

The property is available on leasehold basis for a term of years to be agreed.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI MONEY LAUNDERING

The successful tenant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



FURTHER INFORMATION

For further information, please contact the joint agents:



Chris Yates
07850 658050
chris.yates@cushwake.com



Adrian Rowley
07771 874175
arowley@alderking.com