



## 812.71 sq m (8,748 sq ft)

### Property Highlights

- Self contained plot with detached industrial / warehouse building
- Available by way of a Full Repairing and Insuring lease for a term of years to be agreed.
- Located 5 miles south west of Junction 11 of the M5 motorway and 1.4 miles to Gloucester city centre.
- Ground floor office accommodation with warehouse to the rear.
- 2 roller shutter doors and separate pedestrian entrance.
- Minimum height to underside of truss frame of 4.7m.

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# TO LET / INDUSTRIAL WAREHOUSE

## The Former Securicor Facility

### Eastbrook Road

### Gloucester, GL4 3DB

#### Location

The property is located on Eastbrook Road in Gloucester, which is accessed via Metz Way to the south. The property is in the immediate vicinity of Eastern Avenue which forms part of the A38, providing direct access to J11 of the M5 motorway. Nearby occupiers include KFC, Halfords, Currys, Screwfix and Brewers.

#### Description

The site comprises two separate buildings, one of which is a detached industrial warehouse located at the rear of the site comprising a combination of brick and clad elevations with a pitched truss roof. The unit has office accommodation to the front of the building. The warehouse benefits from two surface level loading doors.

- Internal height to underside of truss of 4.7m rising to 7.1m at the ridge.
- Two level access loading doors measuring 3.5m x 3.6m, to the side of the premises.
- Ground floor offices, with WC facilities and warehouse to the rear.
- Self contained secure site.

There is an additional detached building at the front of the site which was formerly a dedicated cash security facility. The same could be offered as part of any letting, or could be carved out of the proposed demise.

#### Energy Performance Certificate

EPC rating – D(84)

#### Mains Services

We understand the unit benefits from all mains services including gas, 3 phase electricity, water and drainage. Interested parties are advised to make their own enquiries regarding connectivity.

#### Accommodation

All floor areas have been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) on a GIA basis.

Accommodation	sq ft	sq m
Warehouse	7,076	657.40
Office & WC	1,672	155.36
Total	8,748	812.76

#### Quoting Rent

Rent on application.

#### Tenure and Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

#### Business Rates

Rateable value (1<sup>st</sup> April 2023) = £65,000 for the whole site

#### VAT

All figures quoted are exclusive of VAT.

#### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

#### Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

#### Important Notice

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**PLANS ARE MARKED FOR IDENTIFICATION PURPOSES ONLY**



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