

# TO LET – Industrial Unit with Yard Space

Innsworth Technology Park, Gloucester, GL3 1DL

**BK** Bruton Knowles

est. 1862



- 5,974 Sq Ft Industrial
- Yard to front
- Established industrial location

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## SUMMARY

- **5,974 Sq Ft Industrial**
- **Yard to front**
- **Established industrial location**

## LOCATION

Innsworth Technology Park is located approximately 2.4 miles north of Gloucester City Centre and just 1.5 miles from Elmbridge Court Roundabout, providing easy access to the motorway network. Gloucester transport hub will lie 2.4 miles and junction 11 3.6 miles.

## DESCRIPTION

The site provides an industrial unit with yard space held at a former Royal Mail distribution depot and recently for an international sheet material company.

The site provides a secure gated yard with extensive parking and eaves height up to 6.4m.

## EPC

A new EPC is to be commissioned.

## VAT

The property is VAT applicable and therefore VAT will be applied to all costs.

## ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
UNIT A	555	5,974
<b>Total</b>	<b>555</b>	<b>5,974</b>

## RENT

£41,818 per square annum exclusive.

## TERMS

Available to let by way of a new lease on full repairing and insuring terms.

## RATES

We advise that all interested parties make their own enquiries with the GOV UK rates valuation.

<https://www.gov.uk/correct-your-business-rates>

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

## FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

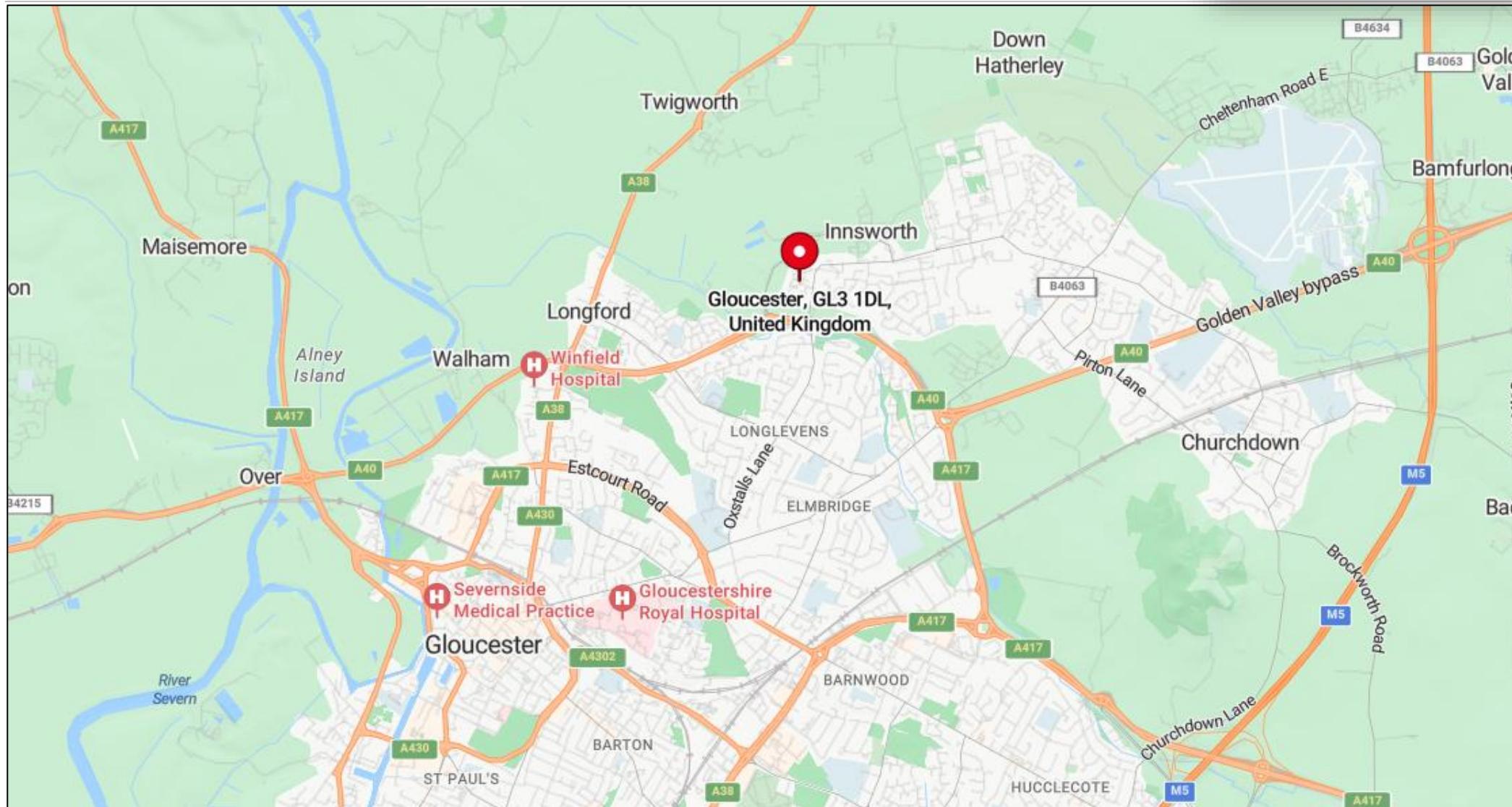
## Dorian Wragg

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# TO LET – Industrial Units with Yard and Large Office

Innsworth Technology Park. Gloucester, GL3 1DL



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