

# TO LET – Industrial Units with Yard and Large Office

Innsworth Technology Park, Gloucester, GL3 1DL

**BK** Bruton Knowles

est. 1862



UNIT B

- 10,333 Sq. Ft Industrial
- Secure Gated Yard
- Established Industrial Location

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## SUMMARY

- 10,333 Sq. Ft Industrial
- Secure Gated Yard
- 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 unit is located within an secure gated yard situated within a former Royal Mail distribution depo, more recently used by an international sheet material company.

The yard provides extensive parking/ open storage and eaves heights 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 B	960	10,333
<b>Total</b>	960	10,333

## RENT

£72,331 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**

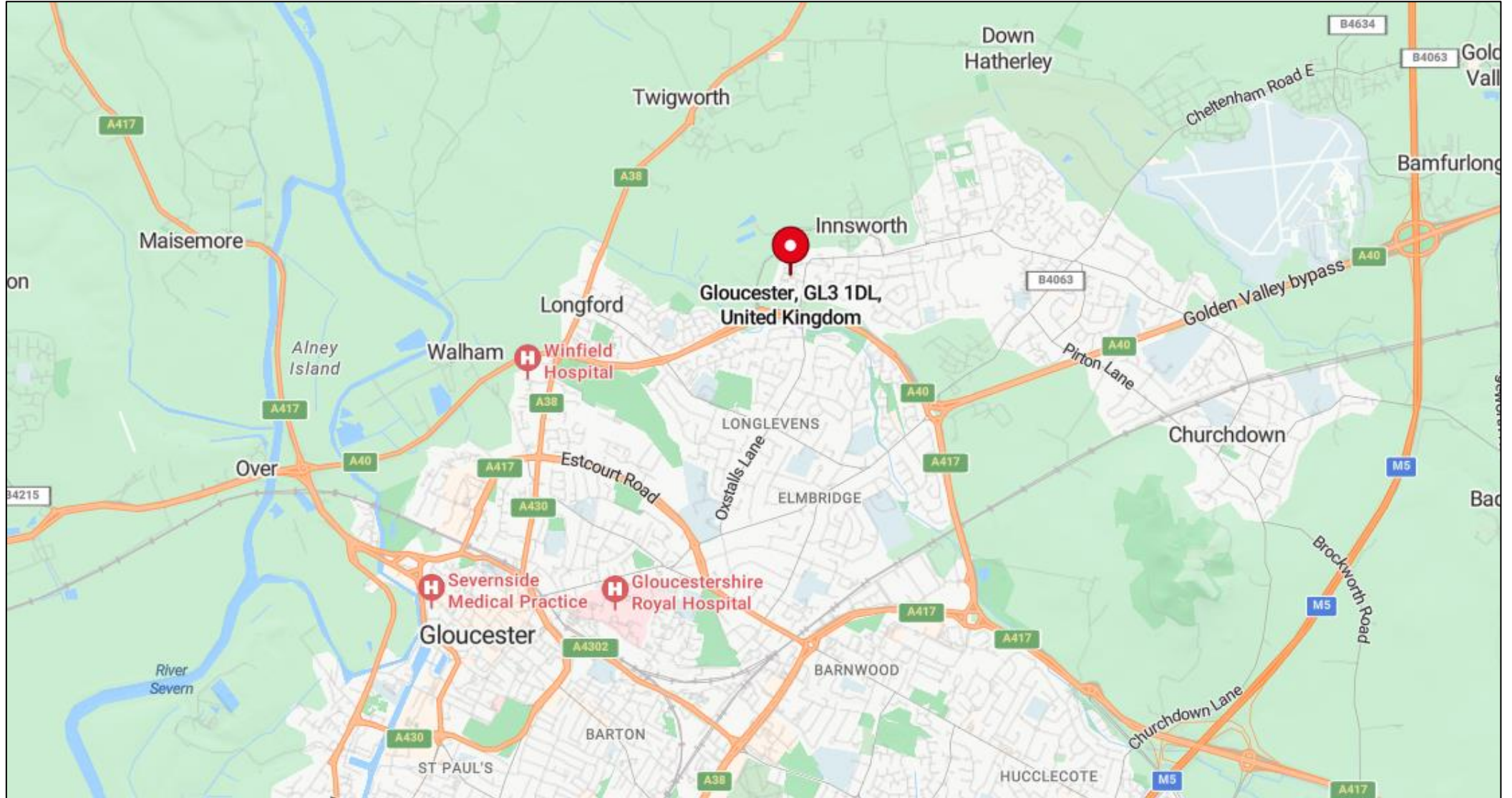
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