

TO LET **Industrial Unit**

Goodridge Avenue, Gloucester, GL2 5EG



- Excellent parking/ yard space
- Recently redecorated throughout
- Strong industrial location
- 6,024 Sq. Ft

TO LET Industrial Unit

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Location

The property lies on the south-west side of Gloucester. It's a mature, well-established industrial location, offering strong connectivity and a mixture of warehouse and workshop. The estate lies immediately off Gloucester's South Western Bypass and near the junction with the A38, which in turn gives swift access to Junction 12 of the M5 motorway (about 2 miles away) and is around 1 mile from Gloucester city centre.

Nearby occupiers include Hanman Split, Weyland UK, Roofbase Gloucester and Speedy Services.

Description

The property comprises a modern single-storey industrial unit of brick elevations beneath a pitched roof, recently re-clad with profile metal sheeting. The accommodation is presented to a high standard throughout and benefits from both office and warehouse areas.

Access is available via a welcoming front reception and office entrance, as well as through a roller shutter door leading directly into the warehouse. The premises are fitted

with double-glazed windows, providing excellent natural light.

Externally, the property enjoys a generous grassed area together with substantial yard space, offering versatile use for parking, storage, or circulation. In addition, there is a small fenced yard to the side of the building, providing further secure external space.

Accommodation

Unit	SQM	SQFT
Ground Floor	559.67	6,024
Total	559.67	6,024

Rates

We confirm the below rateable value:

Rateable Value: £35,000

Description: Factory and Premises

Energy performance certificate

TBC

Rent

£51,250

Terms

A new full repairing and insuring lease is available, for a term of years to be agreed.

VAT

VAT applicable unless stated otherwise.

Legal Costs

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

Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only. Details on page 3.

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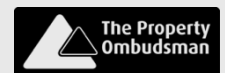
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