

- Offices with storage
- Gloucester
- To Let
- 97.08 m2 (1,045 ft2)





Unit 4 Shepherd Road Business Park

Self contained unit with offices and storage in an accessible location approximately 3 miles from Junction 12 of the M5.

Location

The property is situated in an established commercial and industrial area of Gloucester and within the vicinity of a number of Business Parks. It occupies a prominent position close to the corner of Shepherd Road and Cole Avenue, Gloucester's Ring Road, the A38. This links to Junction 12 of the M5 Motorway.

Description

The property comprises a brick-built two storey unit with offices, a WC and kitchenette on the ground floor with storage above. It has single glazed, timber casement windows and has access from one pedestrian door from the front. The roof has recently been replaced.

There is parking to the front of the unit with space for 6 cars when parked in tandem.

Accommodation

(Approximate gross internal area)

	M2	Ft2
Ground Floor	69.77	751
First Floor	27.31	294
Total	97.08	1,045

Planning

The property has been used as offices and storage.

Rates

The Rateable Value appearing on the Valuation Office Agency website is £5,400.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

EPC

The property has a Rating of E-122.

Terms

The property is offered on a flexible basis for a term to be agreed.

Service Charge

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

Rent

£10,000 per annum exclusive.

VAT

The property is elected for VAT.

Legal Costs

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






Request a viewing


For further information or to request a viewing, please get in touch

Key Contacts



Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453



Harry Pontifex BSc (Hons) MRICS

 harry@ashproperty.co.uk

 07917 886176

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

