



# Unit 7 Pegasus Centre

## Modern light industrial unit on a popular Business Park with 2 parking spaces and good access to the M5.

### Location

The Pegasus Centre is located at the southern end of the Business Park off Hurricane Way, a predominantly industrial warehouse area of the Park, approximately 1½ miles from Junction 11a of the M5 motorway via Gloucester Business Park's dedicated dual carriageway link. Large industrial/warehouse occupiers on the Business Park include Laithwaites Wines, Takao, Wincanton and Royal Mail. Other occupiers on this section of the Business Park in general are small/medium sized local businesses.

### Description

The property is a modern light industrial unit of steel portal frame construction, with concrete floors, part profiled steel clad and part brickwork walls. The roof is profile insulated cladding and incorporates translucent panels. There is a tarmac surfaced car park for 2 vehicles and a loading area.

Communal car parking is provided via a single entrance with a barrier entry.

The accommodation comprises a workshop and WC on the ground floor with storage above.

The mezzanine floor is of steel frame with hardwood floor and is accessed via a steel staircase with a clearance height beneath of approximately 2.7m.

The property has a combination of sodium and LED ceiling mounted lighting; 3 phase electricity distributed via perimeter trunking and an intruder alarm.

The property had an EPC Rating of B-50; the EPC has expired and a new one is being prepared.

### Accommodation

(Approximate Gross internal area)

Ground Floor	120.95 m2	(1,302 ft2)
First Floor	84.08 m2	(905 ft2)
<b>Total</b>	<b>205.03 m2</b>	<b>(2,207 ft2)</b>

### Planning

Within Classes E of the Use Classes Order 1987.

### Rates

The Rateable Value appearing on the Valuation Office Agency website is £10,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

### Terms

The property is offered by way of a new lease for a term to be agreed.

### Service Charge

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

### Rent

£23,250 per annum exclusive.

### VAT

The property is elected for VAT.

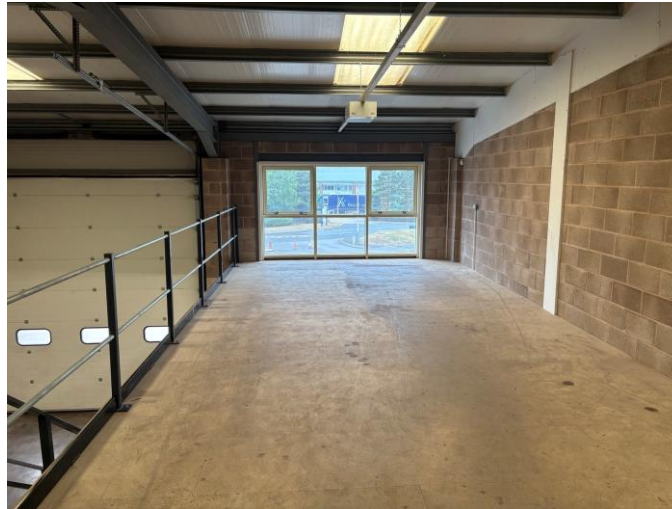
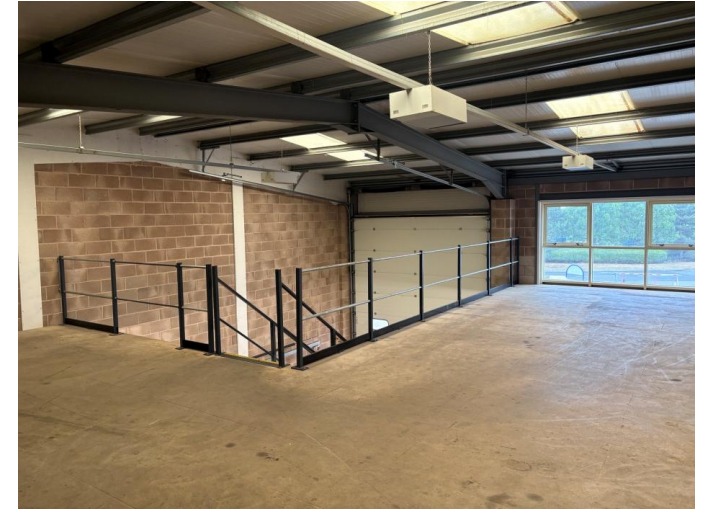
### Legal Costs

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





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# Request a viewing

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

## Key contacts

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#### **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.

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