

**Unit 3 Gabwell Centre, Quadrant Distribution  
Centre, Hardwicke, Gloucester GL2 2JH.**

-  Industrial
-  Gloucester
-  To Let
-  357.0 m2 (3,843 ft2)





# Unit 3 Gabwell Business Centre

## Modern industrial unit within 1 mile of Junction 12 of the M5.

### Location

The Gabwell Business Centre is located on the Quadrant Distribution Centre approximately 3 miles to the south of Gloucester City Centre and within 1 mile of Junction 12 of the M5. The estate is accessed via the A38 dual carriageway and situated adjacent to Waterwells Business Park. Waterwells is an established estate for businesses and includes an Express Holiday Inn and Bumble Bee Public House, a Park & Ride facility and occupiers include Gloucestershire Constabulary, Parcel Force, HSBC and Prima Dental.

### Description

The property is a modern mid-terraced industrial/warehouse unit of steel portal frame construction with elevations a combination of brick and profile metal cladding. The original specification includes: a minimum eaves height of 6m, powder coated double glazed aluminium windows and doors and all mains services including 3 phase electricity. WC facilities were provided.

It has been extensively fitted out, and the accommodation comprises the main warehouse, a meeting room, small storeroom, and WCs on the ground floor with an open plan office and kitchen on the first floor. The offices have been finished to a high standard and include painted plastered walls and ceilings, LED lighting, carpet flooring, air conditioning, Cat6 cabling and gas fired central heating system. The kitchen has a range of high- and low-level units and a stainless-steel sink unit. A gas blow heater and LED lighting have been installed in the warehouse. The unit has intruder and fire alarm systems and allocated parking.

### Accommodation

(Approximate Gross internal area)

Ground Floor	267.7 m2	(2,882 ft2)
First Floor	89.3 m2	(961 ft2)
<b>Total</b>	<b>357.0 m2</b>	<b>(3,843 ft2)</b>

### Planning

Within Classes E and B8 of the Use Classes Order 1987.

### Rates

The Rateable Value on the Valuation Office Agency website from 1<sup>st</sup> April 2026 is £35,500

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.

### Rent

£40,000 per annum exclusive.

### Service Charge

An Estate charge will be levied to cover the costs associated with the upkeep and maintenance of the common areas.

### Energy Performance Certificate

The property has an EPC Rating of B-45 valid until 11 June 2028.

### VAT

The property is elected for VAT.

### Legal Costs

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





# Unit 3 Gabwell Business Centre





# Request a viewing

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

## Key Contacts

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