





# Unit 1 Pegasus Centre

**Modern light industrial unit on a popular Business Park with 3 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

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 3 vehicles and a loading area. Communal car parking is also provided via a single entrance with a barrier entry.

Unit 1 has a full mezzanine to provide a ground floor space for a workshop area with access via the roller shutter door and pedestrian door via an entrance lobby. The ground floor has a ceiling height of 2.62m, three phase electricity and perimeter trunking. There are security grilles found on the rear and front pedestrian accesses as well as the windows on the side elevation of the unit. The unit is fitted with fire and security alarm systems.

The first floor has been partitioned to provide office accommodation, storage, a WC and a kitchen fitted with a range of high and low units, a single stainless steel sink unit and tiled floor. Air conditioning has been installed. The offices have a combination of vinyl and carpeted floors and acoustic tiled ceilings with surface mounted fluorescent lighting.

## Accommodation

(Approximate Gross internal area)

|              |                  |                    |
|--------------|------------------|--------------------|
| Ground Floor | 174.09 m2        | (1,874 ft2)        |
| First Floor  | 173.80 m2        | (1,871 ft2)        |
| <b>Total</b> | <b>347.89 m2</b> | <b>(3,745 ft2)</b> |

## Planning

Within Classes E of the Use Classes Order 1987.

## Rates

The Rateable Value appearing on the Valuation Office Agency website from 1<sup>st</sup> April is £17,750. 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 or freehold with vacant possession.

## 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

£36,500pa.

## Price

£480,000.

## EPC

The unit had an EPC rating of B-41.

## VAT

The property is elected for VAT.

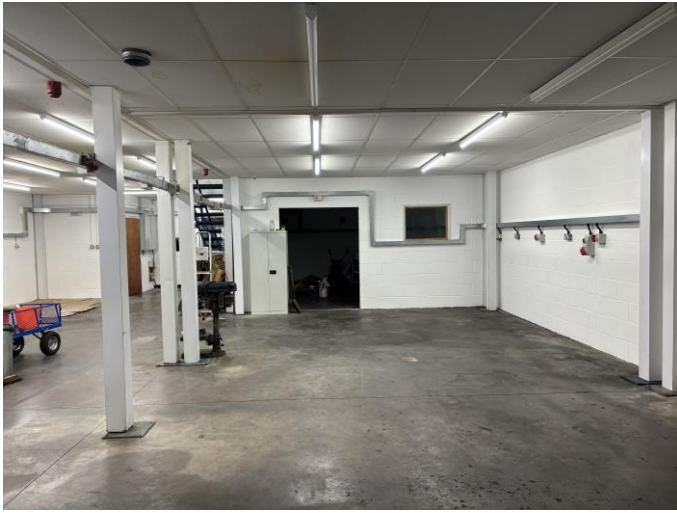
## Legal Costs

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

### Simon McKeag BSc (Hons) MRICS

 [simon@ashproperty.co.uk](mailto:simon@ashproperty.co.uk)

 07737 691453

### Ollie Hambling

 [ollie@ashproperty.co.uk](mailto:ollie@ashproperty.co.uk)

 01452 300433

[www.ashproperty.co.uk](http://www.ashproperty.co.uk)

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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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