

**Unit D8 Innsworth Technology Park,
Innsworth Lane, Gloucester GL3 1DL.**

Industrial
Gloucester
To Let
67.5 m2 (727 ft2)



TO LET





Unit D8 Innsworth Technology Park

Industrial unit with site security and CCTV. Excellent parking and loading facilities.

Location

The property is situated on the established Innsworth Technology Park, on the western side of Innsworth Lane, on the northern outskirts of Gloucester, approximately 2½ miles from the city centre. Access via Cheltenham Road East, to the Gloucester Ring Road and Junction 11 of the M5 motorway, which is approximately 4½ miles away.

Description

Unit D8 is of steel portal frame construction with insulated cladding, and a reinforced concrete floor. Access is via and up and over loading door, and a separate personnel door. The unit benefits from 3 phase electricity, LED lighting and double power sockets, and an intruder alarm.

There are communal WCs on site and excellent loading and parking facilities.

Accommodation

(Approximate gross internal area)

67.50 m² (727 ft²).

Planning

(Classes B1 and B8).

Rates

The Rateable Value appearing on the Valuation Office Agency website is £6,100. 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

£8,100 per annum exclusive.

Service Charge

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

VAT

The property is elected for VAT.

EPC

The property has an EPC Rating of D-83.

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

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