





Unit 4 Glevum Works, Upton Street

Refurbished Industrial unit located close to Gloucester city centre, with good access to Gloucester's outer ring road.

Location

Glevum Works is located with access off Upton Street and has good access to Gloucester's outer ring road, Eastern Avenue two-storey to Gloucester City centre.

Gloucester is well connected to the motorway network, being served by three junctions of the M5; junction 11 provides access via the A40 (3 miles), junction 12 to the south (5 miles) and junction 11a (3 miles) connects to the Brockworth Bypass, Cirencester/Swindon and the M4 motorway at junction 15 (34 miles).

Description

The property is of concrete clad construction, with pitched corrugated asbestos roof incorporating skylights. It is accessed via a metal roller shutter door with a separate pedestrian access leading into a single office and a WC is provided.

The unit benefits from designated car parking and there is ample space for loading and unloading.

Accommodation

(Approximate gross internal area)

196.52 m² (2,115 ft²)

Planning

Within Classes E and B8 of the Use Classes Order.

There are restricted operating hours, and further information is available from the agents upon request.

Motor trade uses will not be permitted.

Rates

The property will need to be reassessed for business rates.

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 full repairing and insuring lease for a term to be agreed.

Rent

£20,000 per annum exclusive.

Service Charge

A charge will be levied to cover the costs associated with the upkeep and maintenance of the communal areas.

VAT

The property is elected for VAT.

EPC

D-94.

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.

Misrepresentation Act 1967

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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.

