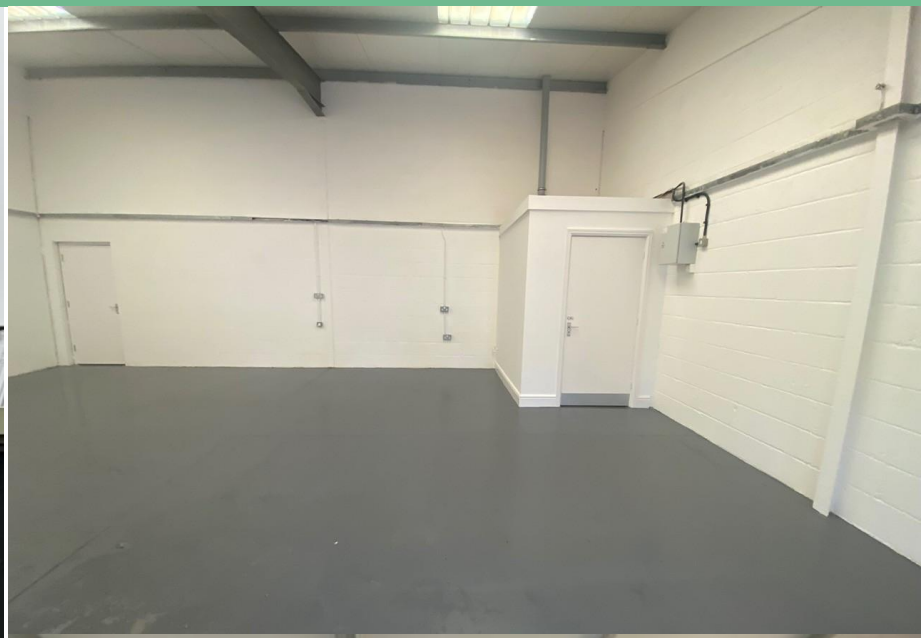
ASH
CHARTERED SURVEYORS

Unit C2 Churcham Business Park, Churcham Gloucester GL2 8AX

- Store
- Gloucester
- To Let
- 83.6 m2 (900 ft2)







Unit C2 Churcham Business Park

Modern light industrial unit within 4 miles of Gloucester City Centre. Recently refurbished.

Location
Churcham Business Park is a modern development prominently located on the A40 trunk road, some 4 miles from the City of Gloucester. It benefits from excellent road links to the surrounding area. The A40 links to Gloucester's ring road and the A417, leading to the M5 at Junction 11 (7 miles). Cheltenham is 9 miles, Tewkesbury via the A38 is 13 miles and Junction 3 of the M50 is 10 miles.

Description
The property comprises a unit of steel portal frame construction with coloured insulated profile cladding. The roof incorporates translucent panels at regular intervals. The elevations comprise powder coated aluminium windows, with access available by way of a personnel door or sectional vehicular door. The unit has 3 phase electricity and WC facilities and a kitchen.

Externally, there is ample parking adjacent to the units and excellent views over open countryside.

Accommodation
(Approximate gross internal area)

83.6 m2 900 ft2

Planning
Offices, light industrial and storage which fall within Class E and B8 of the Use Classes Order 1987.

Rates
The Rateable Value for appearing on the Valuation Office Agency website for Unit C2 is combined with Unit D2 so will need to be reassessed. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms
The unit is offered by way of a new internal repairing and insuring lease for a term to be agreed.

Rent
£9,620 per annum exclusive.

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

EPC
The property has an EPC Rating of C-75.

VAT
The property is elected for VAT.

Legal Costs
The tenant to contribute of £350 plus VAT towards the landlord’s 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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