





**Storage Units, Severn Farm, Elmore Lane West,
Gloucester GL2 3NW.**

-  Industrial
-  Gloucester
-  To Let
-  From 50.20 m2 (540 ft2)





Storage Units, Severn Farm

**Refurbished warehouse units
in an accessible location
within 2 miles of Junction 12
of the M5.**

Location

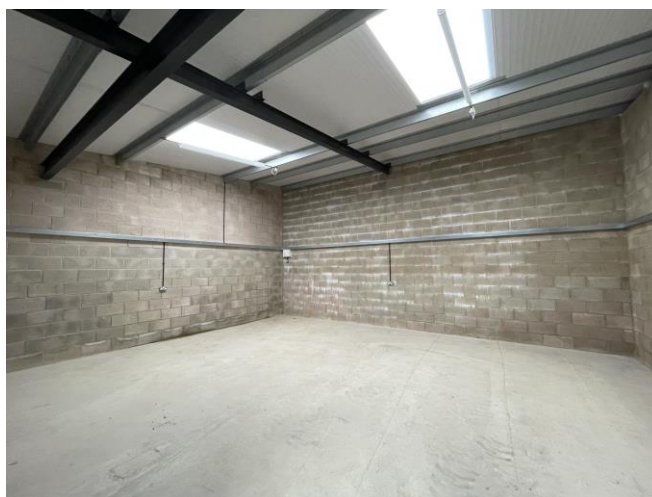
Elmore is a small hamlet located on the western border of Quedgeley, approximately 5 miles south of the centre of Gloucester. The subject property is located on the southern side of Elmore Lane West, just south of a loop of the River Severn and approximately ¼ of a mile north of the Gloucester and Sharpness Canal. The property is approximately 2 miles north of Junction 12 of the M5 motorway.

Description

The property comprises a terrace of refurbished industrial units of steel portal frame construction with fully clad elevations and roof with translucent panels at regular intervals. Access is by way of a vehicular door with integral pedestrian door and LED overhead lights and perimeter trunking has been installed. Parking is provided adjacent to the units.

Planning

Storage and light industrial uses only.



Accommodation

(Approximate gross internal areas)

Unit 1	59.13 sq m	(636 sq ft)	LET
Unit 2	54.10 sq m	(582 sq ft)	LET
Unit 3	50.20 sq m	(540 sq ft)	Available

Terms

The units are offered on a flexible basis for a term to be agreed.

Rent

Unit 1	£120 per week exclusive.
Unit 2	£110 per week exclusive.
Unit 3	£105 per week exclusive.

Rates

The properties will need to be assessed for rating purposes. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

VAT

The properties are not elected for VAT.

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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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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