





# Industrial Unit and land, Sudmeadow Road

**Industrial unit with good quality offices in a well-established industrial area of Gloucester. Includes yards to the front and rear.**

## Location

The property is situated on the southern side of Sudmeadow Road a short distance from its junction with Hempsted Lane and opposite the Severnside Trading Estate. It is situated in an established industrial area adjacent to Meadow Park, Gloucester City Football Club's ground.

## Description

The factory dates from the late 1960s and is of steel frame construction with brick lower elevations to the front and sides, with vinyl coated metal cladding above and to the rear elevation. There is a pitched corrugated asbestos roof with translucent panels for natural light and with some areas having a suspended ceiling. This part of the building is divided into a warehouse area along the front elevation with loading doors at either end, whilst to the rear is a series of good quality offices and a reception area and WC facilities.

	M2	Ft2
Main Warehouse	448.02	4,822
Warehouse Extension	136.93	1,474
Offices	282.62	3,042
Canteen	13.24	142
<b>Total</b>	<b>880.81</b>	<b>9,481</b>

The main warehouse has a maximum eaves height of approximately 5.2 metres. A canteen has been created at mezzanine level. An extension has been added to the northern end of the building with an eaves height of approximately 5.64m. It has an insulated metal clad roof, roller shutter loading door and reinforced concrete floor.

There is an enclosed yard to the rear of the property (approx. 0.044 hectares (0.108 acres) with access to Sudmeadow Road and a large car park at the front (approx. 0.144 hectares (0.355 acres). The total area extends to circa 0.486 hectares (1.20 acres). NB - the access road and car park is shared with the football club – further information available from the agents.

An EPC is being prepared.

## Planning

Within Classes E, B2 and B8 of the Use Classes Order.

## Rates

The Rateable Value registered on the Valuation Office Agency website is £40,750. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Terms

The property is offered freehold with vacant possession.

**Price - £1,000,000**

## 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



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