

**Unit A1 Innsworth Technology Park,
Innsworth Lane, Gloucester GL3 1DL.**

Industrial
Gloucester
To Let
266.17 m² (2,865 ft²)



TO LET





Unit A1 Innsworth Technology Park

Industrial unit with Offices, site security and 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 A1 is of steel portal frame construction with insulated cladding and roof and a reinforced concrete floor. Access is via a roller shutter door and benefits from a 3-phase electricity supply (100 amp), LED lighting and double power sockets. The unit has an intruder alarm. The unit is heated a gas central heating system. Ladies and Gents WCs. Excellent loading and parking facilities 7+ parking spaces are allocated to Unit A1.

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Accommodation

(Approximate gross internal area)

Ground floor

Warehouse	146.32 m2	(1,575 ft2)
Offices/Lobby and WCs	59.92 m2	(645 ft2)

First floor

Offices/Lobby	59.92 m2	(645 ft2)
TOTAL	320.17 M2	(2,865 FT2)

Planning

Within Classes B1 and B8 of the Use Classes Order 1987.

Rates

The Rateable Value for 2026 is approximately £19,000. Prospective occupiers should make their own enquiries to establish any transitional relief that may be available.

Terms

The property is offered by way of a new lease for a term to be agreed.

Rent

£24,400 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-88.

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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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.

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