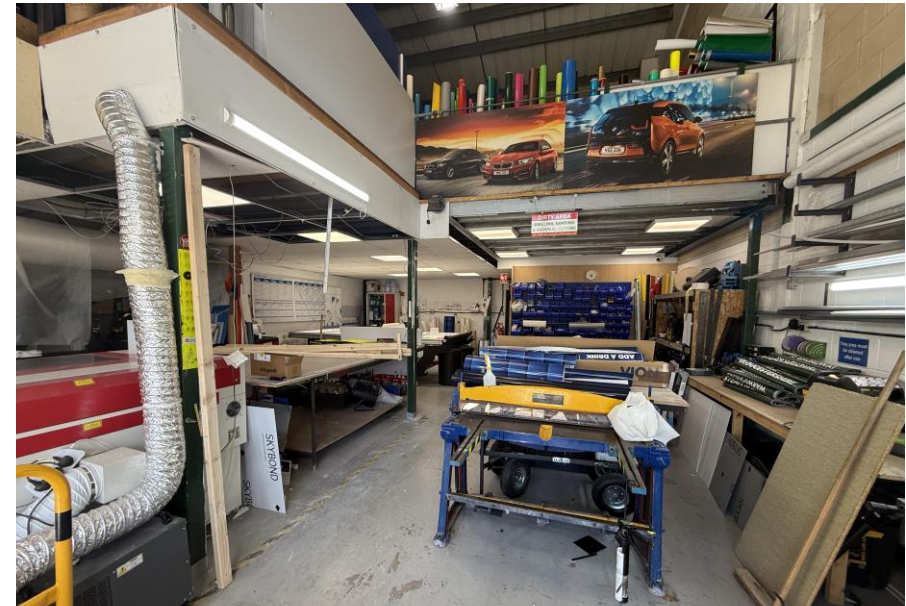


**Unit R2 Innsworth Technology Park,
Innsworth Lane, Gloucester GL3 1DL.**

Industrial
Gloucester
To Let
244.33 m2 (2,630 ft2)



TO LET





Unit R2 Innsworth Technology Park

Industrial unit with offices, plus mezzanine, site security and CCTV. 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 R2 has double glazed curtain walling with double front entrance doors, facing brickwork and insulated steel cladding along with an insulated Up and Over door.

The unit has an Intruder alarm, low bay lighting to the warehouse, and a 3 phase electricity supply. The offices are decorated to a high standard, have suspended ceilings with LED lighting and are heated by way of Night Storage Heaters.

There is Disabled and Ladies/Gents WCs.

The site has ample parking and loading with 8 parking spaces allocated to Unit R2.

Accommodation

(Approximate gross internal area)

Ground Floor:

Warehouse Production Area 101.26 m2 (1,090 ft2)

Ground & 1st floor:

Offices, Lobby and WC 93.83 m2 (1,010 ft2)

Mezzanine Floor 49.24 m2 (530ft2)

TOTAL 244. 33 M2 (2,630FT2)

Planning

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

Rates

The Rateable Value for 2026 is approx £20,500. 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 full insuring and internal repairing lease with break clause on 6 months written notice for a term to be agreed.

Rent

£24,000 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 C-65.

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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You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

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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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.

