




**Gloucester – North Unit, Biddle & Shipton
Warehouse, Gloucester Docks, GL1 2BY**

-  Retail
-  Gloucester
-  To Let
-  78.5 m2 (845 ft2)



TO LET



North Unit, Biddle & Shipton Warehouse

Self-contained retail/office in Gloucester Docks adjacent to the main Docks Basin. Potential for a variety of uses.

Location

The property is situated in Gloucester Docks, a short distance from Gloucester Quays and within 1 km from the City Centre. The Docks has undergone significant development in recent years and is now an established residential, leisure and commercial area. Biddle & Shipton Warehouse is located adjacent to the Main Basin and other occupiers in the immediate vicinity include Naylor Powell Estate Agents, McColls Newsagents and Cafe Corretto.

Description

The property is a six storey Victorian Dock Warehouse, built on a dock in the middle of the main basin which historically was the connection of the Gloucester/Sharpness Canal to the River Severn. The available unit comprises part of the lower ground floor.



The accommodation comprises an open plan area finished to a shell ready for an occupiers fit out. The specification includes a painted plastered ceiling with ceiling mounted lights, exposed brick and block walls and a concrete floor. Mains electricity, water and drains are connected to the property. To the rear is a small externally accessed store.

Accommodation

(Approximate net internal area)

78.5 sq m (845 sq ft).

Rating

The property has a Rateable Value of £8,300.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

The property has previously been used within Class E of the Use Classes Order 1987.

Terms

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

Rent

£11,000 per annum exclusive.

Service Charge

A charge will be levied to cover the costs associated with the upkeep and maintenance of the communal areas.

An EPC is being prepared.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





North Unit, Biddle & Shipton Warehouse





Request a viewing


For further information or to request a viewing, please get in touch

Key contacts



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