

**Units 5, 6 & 7 Tuffley Trading Estate, Pearce Way,
Gloucester GL2 5YD.**

-  Industrial
-  Gloucester
-  To Let
-  From 273.17 m2 (2,940 ft2)





Units 5, 6 & 7 Tuffley Trading Estate, Pearce Way

Industrial units to let on a popular Business Park – available individually or as a combination to suit requirements.

Location

Tuffley Trading Estate is located on Pearce Way in Gloucester, GL2 5YD. Situated just off the A430 Bristol Road, it sits approximately 2.5 miles south of the city centre. The estate features industrial, warehouse, and trade counter units with excellent, highly accessible links to Junction 12 of the M5.

Description

The properties comprise 3 industrial warehouse units of steel frame construction, with brick block and clad elevations beneath profile sheet cladding roof incorporating translucent skylight panels.

Internally the properties provide warehouse/workshop accommodation, with ground and first floor office and amenity areas. Access for each unit is provided by mechanical overhead loading doors, as well as a pedestrian door contained within the front elevation.

Car parking and loading is provided to the front of each unit.

Accommodation

(Approximate gross internal areas)

Unit 5

Warehouse	246.55 m2	(2,653 ft2)
Ground Floor Offices	26.62 m2	(287 ft2)
Total	273.17 m2	(2,940 ft2)

Unit 6

Warehouse	240.93 m2	(2,593 ft2)
Ground Floor Offices	24.69 m2	(266 ft2)
First Floor Offices	24.69 m2	(266 ft2)
Mezzanine	84.99 m2	(914 ft2)
Total	375.30 m2	(4,039 ft2)

Unit 7

Warehouse	240.69 m2	(2,591 ft2)
Ground Floor Offices	25.38 m2	(273 ft2)
First Floor Offices	25.38 m2	(273 ft2)
Total	291.45 m2	(3,137 ft2)

Rates

The Valuation Office website states that from April 2026 Units 5 & 6 have a combined rateable value of £57,000, and Unit 7 has a rateable value of £24,500.

Interested parties should make their own enquiries to the local billing authority to establish any transitional relief that may be available.

Planning

Within Classes E and B8 of the Use Classes Order.

Terms

The units are available by way of a new lease for a term to be agreed.

Rent

The rent to be based on £8.00 per ft2.

VAT

The property is elected for VAT.

Energy Performance Certificates

Unit 5 - D90

Unit 6 - C74

Unit 7 - D97

Legal Costs

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





Units 5, 6 & 7 Tuffley Trading Estate , Pearce Way





Request a viewing

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

Key contacts

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