

# CHANCEL CLOSE INDUSTRIAL ESTATE

GL4 3SN

## UNIT A TO LET

8,548 sq ft (794.1 sq m)

**Prime Trade Counter  
Opportunity**

**To Be Refurbished  
Prominent Frontage Unit**

Unrivalled roadside prominence along  
Eastern Avenue one of the principle industrial  
and trade counter locations in the region

TRADE COUNTER | INDUSTRIAL | WAREHOUSE | DISTRIBUTION







## High Profile Trade Counter

- ▶ Prime Eastern Avenue location
- ▶ Eastern Avenue is host to a number of national and regional trade occupiers, including Screwfix, Johnstone's Decorating Centre, Magnet and Howdens
- ▶ Excellent transport links to Gloucester City Centre
- ▶ Close proximity to Junctions 11 & 11a of the M5 motorway
- ▶ Situated next door to the new proposed Costco Gloucester

**CHANCEL CLOSE**  
INDUSTRIAL ESTATE

GL4 3SN



# Unit A 8,548 sq ft (794.1 sq m)

The property comprises an end-terrace industrial unit of steel portal frame construction under a clad roof. The property is to be fully refurbished and will provide the following:

- ▶ Eaves height: 5.94m
- ▶ Minimum clear internal height: 5.06m
- ▶ 1x Electric roller shutter door  
- Height: 4.5m - Width: 3.7m
- ▶ Fitted office and trade counter
- ▶ The unit provides for 12 car parking spaces
- ▶ 3 phase power

## Accommodation

Ground and First Floor Office and Ancillary

	sq ft	sq m
Warehouse	6,652	618.0
Ground Floor Trade Counter & Offices	916	85.1
First Floor Offices	980	91.0
Total	8,548	794.1

## Further Information

**TERMS** The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

**EPC RATING** EPC - D (84). EPC to be reassessed following refurbishment.

**RENT** On Application.

**PLANNING** We understand the property benefits from B8 use under the Use Class Order. For further information please contact Gloucester City Council Planning Department.

**SERVICE CHARGE** A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

**BUSINESS RATES** The property is Listed as a Warehouse and Premises within the April 2023 Valuation List with a Rateable Value of £45,250.

Prospective occupiers are advised to make their own enquires of the Local Authority to establish the position in respect of any upcoming changes to this and transitional relief.

**VAT** All figures within these terms are exclusive of VAT where applicable.

**LEGAL COSTS** Both parties are responsible for their own legal costs incurred in the transaction.

**VIEWING** For further information please contact the agents:

**CBRE**

0117 943 5757

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Indicative image of refurbished unit.