

**Unit F7 Innsworth Technology Park,
Innsworth Lane, Gloucester GL3 1DL.**

Industrial
Gloucester
To Let
111.20 m2 (1,197 ft2)



TO LET





Unit F7 Innsworth Technology Park

Industrial unit with mezzanine storage, 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 F7 is of cavity wall construction with steel portal frame with an insulated clad roof with translucent roof lights. Internally the floor is reinforced concrete and the walls are fair faced block incorporating Personnel doors.

The unit has an Intruder alarm, 3 phase electricity supply (60 amp per phase), LED lighting, double power sockets and Telecom ducting. The unit also benefits from a WC with a hot and cold water supply.

Externally the site has excellent loading and parking facilities.

Accommodation

(Approximate gross internal area)

Open Plan Ground Floor Area	78 m2	(842 ft2)
Mezzanine Storage	33 m2	(355 ft2)
TOTAL	111.20 M2	(1,197 FT2)

Planning

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

Rates

The Rateable Value for 2026 is approx £9,600. 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 for a term to be agreed.

Rent

£9,600 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 B-42.

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

Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

Ollie Hambling

 ollie@ashproperty.co.uk

 01452 300433

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

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

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

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.

