





## Unit 2 Wheatlands, Smart Farms, Gloucester GL2 8DF

 Industrial  
 Gloucester  
 To Let  
 231.03 m2 (2,487 ft2)





# Unit 2 Wheatlands, Smart Farms

**New unit situated  
approximately 3 miles from  
Gloucester City Centre.  
Available on a flexible basis.**

## Location

Smart Farms is located just off the A40 trunk road, some 3 miles from the City of Gloucester. It benefits from excellent road communication links to the surrounding area. The A40 links to Gloucester's ring road and the A417, leading to the M5 at Junction 11 (6 miles). Cheltenham is 8 miles, Tewkesbury via the A38 is 13 miles and Junction 3 of the M50 is 11 miles.

## Description

The property forms part of a terrace of brand-new industrial warehouse units of steel portal frame construction and profile metal clad elevations under a clad roof incorporating translucent panels at regular intervals.

Access is provided by way of an insulated vehicular up and over door and also steel pedestrian door.

The specification includes a minimum eaves height of 6m, power floated concrete floors, mains electricity and lighting are provided, along with WC facilities.

There are generous loading and parking areas to the front of the building.

## Accommodation

(Approximate gross internal areas)

231.03 m<sup>2</sup> (2,487 ft<sup>2</sup>)

## Rates

The property will need to be assessed for rating purposes.

## Terms

The property is offered on a flexible basis for a term to be agreed.

## Rent

£400 per week exclusive.

## Service Charge

A charge is levied to cover costs such as waste removal (1x wheelie bin per week), water charges, buildings insurance and external maintenance. The contribution is included in the rental figure outlined above and further information is available from the agents.

## VAT

The property is registered for VAT purposes.

## EPC

An EPC is being prepared.

## Legal Costs

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

The tenant is to make a contribution of £200 plus VAT towards the legal agreement.







## Unit 2 Wheatlands, Smart Farms






# Request a viewing

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

## Key contacts

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