





Unit 1 Pegasus Centre

Modern light industrial unit on a popular Business Park with 3 parking spaces and good access to the M5.

Location

The Pegasus Centre is located at the southern end of the Business Park off Hurricane Way, a predominantly industrial warehouse area of the Park, approximately 1½ miles from Junction 11a of the M5 motorway via Gloucester Business Park's dedicated dual carriageway link. Large industrial/warehouse occupiers on the Business Park include Laithwaites Wines, Takao, Wincanton and Royal Mail. Other occupiers on this section of the Business Park in general are small/medium sized local businesses.

Description

A modern light industrial unit of steel portal frame construction, with concrete floors, part profiled steel clad and part brickwork walls. The roof is profile insulated cladding and incorporates translucent panels. There is a tarmac surfaced car park for 3 vehicles and a loading area. Communal car parking is also provided via a single entrance with a barrier entry.

Unit 1 has a full mezzanine to provide a ground floor space for a workshop area with access via the roller shutter door and pedestrian door via an entrance lobby. The ground floor has a ceiling height of 2.62m, three phase electricity and perimeter trunking. There are security grilles found on the rear and front pedestrian accesses as well as the windows on the side elevation of the unit. The unit is fitted with fire and security alarm systems.

The first floor has been partitioned to provide office accommodation, storage, a WC and a kitchen fitted with a range of high and low units, a single stainless steel sink unit and tiled floor. Air conditioning has been installed. The offices have a combination of vinyl and carpeted floors and acoustic tiled ceilings with surface mounted fluorescent lighting.

A new EPC will need to be undertaken.

Accommodation

(Approximate Gross internal area)

Ground Floor	174.09 m2	(1,874 ft2)
First Floor	173.80 m2	(1,871 ft2)
Total	347.89 m2	(3,745 ft2)

Planning

Within Classes E of the Use Classes Order 1987.

Rates

The Rateable Value appearing on the Valuation Office Agency website is £15,500. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

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

Service Charge

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

Rent

£36,500 per annum exclusive.

VAT

The property is elected for VAT.

Legal Costs

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





Gallery





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

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.

