ASH
CHARTERED SURVEYORS

Unit 19 St James Trading Estate, Barton Street, Gloucester GL1 4JJ.

- Industrial
- Gloucester
- To Let
- 121.88 M2 (1,312 FT2)







Unit 19 St James Trading Estate

Refurbished industrial unit with offices and a good parking allocation. Available on a new lease.

Location

St James Trading Estate is a light industrial/ commercial estate set back off Barton Street, a main, busy arterial road running out of the city centre. The unit is easily accessible via the local road network connecting to the A430 and A417, which are within minutes of Gloucester's central transport hubs and local bus routes.
Junction 12 of the M5 is approximately 4 miles.

Description

The property offers a versatile and highly accessible commercial opportunity situated in a prominent trading position on Barton Street. Spanning a well-configured layout historically optimized for both light industrial use and professional studio space, this adaptable unit features excellent ceiling heights, robust utility connections, and flexible open-plan zoning suitable for a wide range of business operations.

Positioned within an established commercial hub just minutes from Gloucester city centre, the property benefits from high visibility, strong local footfall, and superb arterial transport links.

Accommodation

(Approximate gross internal areas)

Workshop	55.48 m2	(597 ft2)
Office 1	10.93 m2	(118 ft2)
Office 2	11.65 m2	(125 ft2)
Hallway	13.63 m2	(147 ft2)
Inner lobby	3.28 m2	(35 ft2)
Cupboard	1.47 m2	(16 ft2)
Store	20.76 m2	(223 ft2)
Total	**117.20 m2**	**(1,261 ft2)**
Separate WC	4.68 m2	(50 ft2)
TOTAL	**121.88 M2**	**(1,312 FT2)**

Rates

The Valuation Office website states that the rateable value is £4,850. Interested parties should make their own enquiries to the local billing authority to establish any transitional relief that may be available.

Planning

Offices, storage or light industrial uses.

Terms

The unit is available by way of a new lease for a term to be agreed.

Rent

£14,000 per annum exclusive.

VAT

The property is elected for VAT.

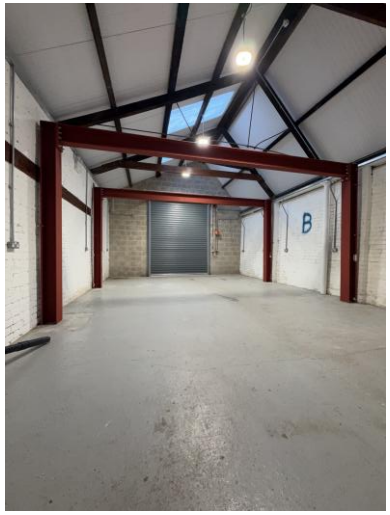
Energy Performance Certificate

The property has an EPC Rating of E-114.

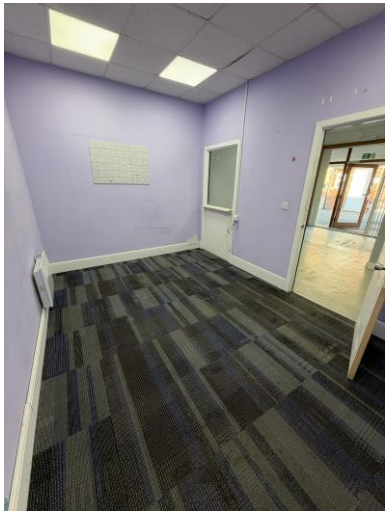
Legal Costs

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

Unit 19 St James Trading Estate













Request a viewing

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

Key contacts

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