





# 15 Bamel Way, Gloucester Business Park

**Modern industrial unit on a popular Business Park with 4 allocated parking spaces and good access to the M5.**

## Location

The property is situated on Gloucester Business Park, which is an excellent location with direct dual carriageway access from the park to Junction 11a of the M5 Motorway and the A417 Gloucester/Swindon trunk road. Gloucester is approximately 4 miles west, with Cheltenham approximately 6 miles north-east. The Business Park is a well-established centre and has attracted a wide range of businesses to include Takao, Direct Wines, Fortis, and Royal Mail. The amenities include a retail district centre anchored by Tesco, Virgin Active Health Club, Premier Travel Inn and Whittle Inn Public House.

## Description

The property comprises a modern end of terrace industrial unit of steel portal frame construction with part brick and part profile clad elevations. The roof covering is of profile cladding with translucent panels and access is by way of a manually operated vehicular door and pedestrian door.

There are aluminium framed double-glazed panels on the front elevation at ground and first floor levels.

The property has accommodation over 2 floors with an open plan area comprising a showroom, office and preparation area, separate warehouse, kitchen point and WC on the ground floor with an office above. Most of the unit has suspended ceilings with inset lighting, painted walls, carpet tiles with lino floor covering in the kitchen and WC. The warehouse has a concrete floor and an eaves height of approximately 5.20m.

The property is set within a landscaped site and has 4 allocated parking spaces and an area for loading/unloading.

The property has an EPC Rating of C-53.

## Accommodation

(Gross internal area)

Ground Floor	177.31 sq m	(1,909 sq ft)
First Floor	46.21 sq m	(497 sq ft)
<b>Total</b>	<b>223.52 sq m</b>	<b>(2,406 sq ft)</b>

## Planning

Within Classes E and B8 of the Use Classes Order.

## Rates

The Rateable Value appearing on the Valuation Office Agency website is £18,250. 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

£23,500 per annum exclusive.

## VAT

The property is elected for VAT.

## Legal Costs

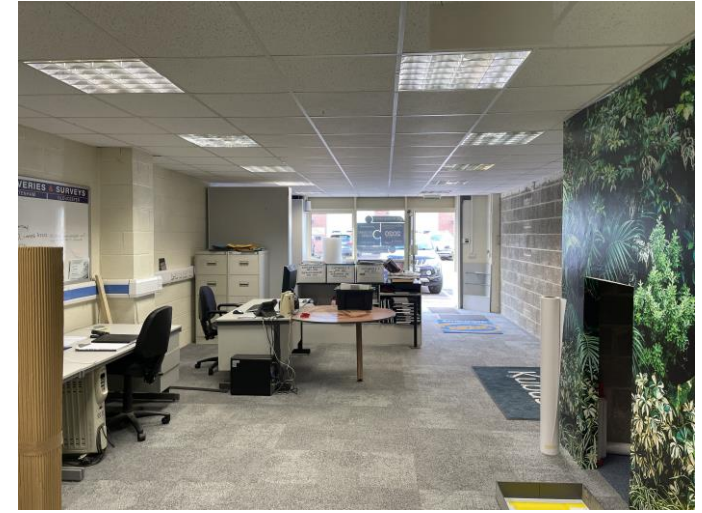
Each party to bear their own legal costs incurred in the transaction.







# Gallery





# Request a viewing


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

## Key Contacts



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