ASH
CHARTERED SURVEYORS

# 26 Tarrington Road, Gloucester GL1 4PF.

- Industrial
- Gloucester
- FOR SALE
- 352.24 m2 (3,791 ft2)



# 26 Tarrington Road

## Industrial unit with yard approx 1.5 miles from the City Centre and a short distance from Eastern Avenue.

### Location

The property in the predominantly residential Tredworth area of Gloucester some 1½ miles south-east from the city centre located fronting the western side of the junction between Tarrington Road and Sybil Road some ½ mile north-west from A38 Eastern Avenue and is immediately adjacent to the mainline railway which forms its south-western boundary.

### Description

The property comprises an irregular shaped site of approximately 0.083 hectares (0.205 acres) with a main industrial warehouse, attached ancillary buildings and a front yard. The site slopes down towards the brook to the north of the main building, where the land is overgrown with substantial tree and shrub growth.

The main warehouse is of steel frame construction with lightweight steel roof trusses, a concrete floor and cavity brick and blockwork walls, under a single skin corrugated cement sheet roof.

Windows are a mix of uPVC double glazed and single glazed timber frames. The minimum eaves height under the trusses is approximately 4.50 metres. The warehouse has three-phase electricity, single-phase power points and suspended lighting. Main loading access is by way of a steel roller shutter door to the front elevation, measuring approximately 2.83 metres wide by 2.21 metres high.

Three offices are provided at first floor level. They have timber floors, painted plaster and papered walls and ceilings, uPVC double glazed windows with vertical blinds and spot lighting. The offices are unheated.

Adjoining the main building are lower ancillary buildings, mainly of brick and blockwork construction, with lean-to profiled cement sheet roofs and uPVC double glazed windows.

Externally there is a compacted hardcore front and side yard.

An EPC is being prepared.

### Rates

The Rateable Value will need to be re-assessed for rating purposes. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

### Accommodation

(Approximate Site and Gross internal area)

| | | |
|---|---|---|
| **Ground Floor** | | |
| Main Workshop | 220.64 m2 | (2,375 ft2) |
| Side Units | 80.30 m2 | (864 ft2) |
| **First Floor** | | |
| Workshop | 51.30 m2 | (552 ft2) |
| **TOTAL** | **352.24 m2** | **(3,791 ft2)** |

### Planning

The property has been used for industrial and storage purposes.

### Terms

The unit offered freehold with vacant possession.

### Price

£265,000.

### VAT

The property is not elected for VAT.

### 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


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