ASH
CHARTERED SURVEYORS

Unit 13 Capitol Park, Pearce Way, Gloucester GL2 5YD.

- Industrial
- Gloucester
- FOR SALE
- 260.86 m² (2,808 ft²)



Unit 13 Capitol Park, Pearce Way

Industrial warehouse unit with office space situated approximately 3 miles from Junction 12 of the M5.

Location

The property is situated on the Capitol Park estate, which is accessed from Pearce Way off the Bristol Road (A38). It lies approximately 2 miles south of Gloucester city centre and approximately 3 miles north of Junction 12 of the M5 Motorway, providing good access to the motorway network. The surrounding area is a well-established industrial and commercial location.

Description

The property comprises an end of terrace industrial/warehouse unit of steel portal frame construction with brick elevations under a profile clad roof incorporating translucent roof lights. Access is by way of a sectional up and over loading door to the front elevation, together with a separate pedestrian door to the office section.

To the front is a tarmacadam forecourt providing loading and parking, with 5 allocated parking spaces.

The workshop/warehouse has a painted concrete floor and is lit by suspended fluorescent strip lighting supplemented by the translucent roof panels. The eaves height is approximately 5.30 metres. Heating is by way of radiators, and a sink unit with an electric water heater is provided within the workshop.

A two-storey office and ancillary section runs alongside the workshop. At ground floor level there is a workshop/assembly room with a painted floor, fluorescent lighting, fitted perimeter benching, shelving and a fire exit, together with 2 offices finished with laminate and carpet floor coverings and surface mounted lighting. The telephone and data cabinets are located in the front office.

The first-floor offices are fitted with suspended ceilings and recessed Category 2 lighting, carpets and radiators. The glazed screen to the workshop provides light and a view over the warehouse floor. A kitchenette with a stainless-steel sink unit and electric water heater, and WC facilities, are also provided.

The unit is served by a fire alarm system and an intruder alarm, and it has 3 phase electricity.

The property has an EPC Rating of E-120 valid until August 2033.

Accommodation

(Approximate Gross internal area)

Ground floor	168.06 m2	1,809 ft2
First floor	92.80 m2	999 ft2
TOTAL	**260.86 m2**	**2,808 ft2**

Planning

The property has been used for storage and offices but may suit alternative uses.

Rates

The Rateable Value on the Valuation Office Agency website is £21,750. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered freehold with vacant possession.

Price

£325,000.

VAT

The property is elected for VAT.

Legal Costs

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

Unit 13 Capitol Park, Pearce Way








Request a viewing

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

Key Contacts

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