



Unit 4 Clifton Centre

Gloucester Business Park, Gloucester, GL3 4BH

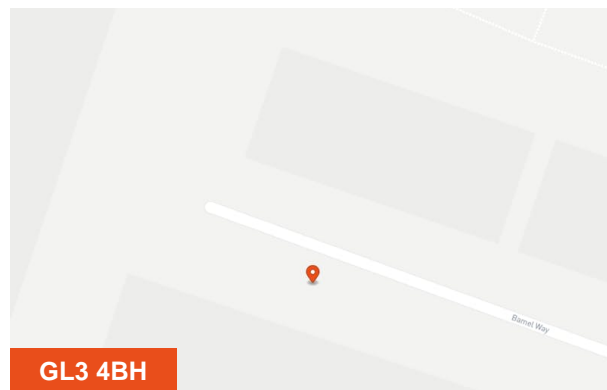
Modern Unit with Mezzanine on well located Business Park

3,275 sq ft
(304.26 sq m)

- Excellent Business Park location
- Located between Gloucester and Cheltenham
- Direct access from the Park to Junction 11AM5 and A417
- New lease available

Summary

Available Size	3,275 sq ft
Rent	£29,000 per annum
Rates Payable	£9,980 per annum Current rateable value (1 April 2023 to present)
Rateable Value	£20,000
VAT	Applicable
EPC Rating	B (48)



Description

Unit 4 comprises a high quality mid terraced business unit constructed on a steel frame with brick, block and clad elevations including a feature glazed pedestrian entrance and window section which provides natural daylight to ground and first floor levels.

The construction provides for an eaves height of approximately 5.6m (approximately 4.9m clear to the frame haunch) and vehicular access is provided by a sectional overhead loading door.

Externally there is a loading apron and disabled car parking space with a further three designated car parking spaces located to the front or at the end of the terrace.

Location

The building is located within Gloucester Business Park which is regarded as the regions principal business park. It is positioned between Gloucester and Cheltenham with direct access to the M5 Motorway Junction 11A and the A417/9 Gloucester/Swindon trunk road. Gloucester Business Park extends to approximately 220 acres and provides high quality business accommodation within an extensively landscaped environment.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,210	205.32	Available
Mezzanine	1,065	98.94	Available
Total	3,275	304.26	

Viewings

For further information or to arrange an inspection, please contact Hartnell Taylor Cook.

Terms

Available on a new lease on terms to be agreed

Legal Costs

Each party is to be responsible for their own legal costs.



Viewing & Further Information

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