

EXTENSIVELY REFURBISHED



TO LET Warehouse/
Industrial Unit **4,831 sq.ft** (448.8 sq.m)

Unit 4, Central Trading Estate, Cole Avenue, Gloucester, **GL2 5HA**

- Newly refurbished trade counter/warehouse unit
- Fronting the busy A38 with excellent access to J12 M5 and Gloucester City Centre

LCP

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DESCRIPTION

The property is being refurbished throughout and comprises a mid-terrace industrial/warehouse unit of steel frame construction with mainly insulated clad elevations and fully clad roof incorporating translucent skylights. The unit has an eaves height of 5.51m, and 4.78m to underside of haunch.

Internally, the accommodation comprises the main workshop/warehouse area, an office, kitchen point and WC facilities. The unit is been fully refurbished with a new roof, ancillary facilities and full LED lighting throughout.

The main pedestrian entrance is at the front of the building and there is a loading door at the rear measuring 4.91w x 4.58h.

There is allocated parking to the front of the unit with additional spaces in a communal car park.

AREAS (Approx. Gross Internal)

Warehouse	4,360 sq.ft	405.05 sq.m
Offices & WC	471 sq.ft	43.77 sq.m
TOTAL	4,831 sq.ft	448.82 sq.m



RENT & RATES

On application.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.

LOCATION - GL2 5HA

Central Trading Estate is located fronting Cole Avenue with access from Shepherd Road close to the junction off Cole Avenue, the A430 Bristol Road, the Gloucester South-West bypass and the A38 trunk road. Road connections are excellent with Gloucester City Centre approximately 2.5 miles north and Junction 12 of the M5 motorway approximately 2.5 miles south. Occupiers in the area include: Formula One Autocentres, Wolseley Plumbing, Dougfield Plumbers Supplies, Euroseal Trade, Jewson, Screwfix, City Plumbing and Wickes.



VIEWINGS Contact the appointed agents:



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