



**CUSHMAN &
WAKEFIELD**

FOR LEASE

Gloucester Hempsted TEC

Secunda Way, Gloucester, GL2 5BT



**32,763 sq ft (3,043.79 sq m)
on up to 4.00 acres (1.62 ha)**

Property Highlights

- Highly prominent warehouse with two storey offices.
- Large site, with low building coverage.
- Available as a whole with up to 4.00 acres (1.62 hectares).
- Consideration given to lettings of part, provided it does not prejudice the letting of the remainder or BT occupation of the retained part.
- Warehouse only, office only, or open storage lettings considered, subject to terms and status.
- Adjacent to A430 Secunda Way, forming part of the Gloucester South West Bypass.
- Less than two miles south of Gloucester City Centre.
- Easy access to Junction 12 of the M5 motorway.



For more information, please contact:

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cushmanwakefield.com



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Location

The property is located less than two miles south of Gloucester City Centre, adjacent to the A430 Secunda Way, which forms the new Hempsted section of the Gloucester South West Bypass and provides direct access to junction 12 of the M5 via the A38.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Description	Sq M	Sq Ft
Warehouse	1,939	20,870
Workshop	395	4,252
Ground Floor Office	401	4,313
First Floor Offices / Ancillary	309	3,328
Total GIA	3,044	32,763

According to Promap mapping services, the overall site that is potentially available comprises approximately 1.62 hectares (4.00 acres). This provides building coverage of approximately 18.8% of the site.

Planning

The premises appear to have been previously used for Storage & Distribution purposes (Class B8). Interested parties are advised to make their own enquiries with the local planning authority in respect of their proposed use.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Description

The property comprises a broadly rectangular site, bounded on one side by the Gloucester South West Bypass and on the other side by an area to be retained by the current occupier. A separate independent access and dedicated fenced site is to be created upon agreement of terms. The building comprises a clear span warehouse with an eaves height of 4.2 metres and two loading doors each 3.5 metres high and 3.0 metres wide. The warehouse is connected to two storey offices with ancillary areas, and additional ground floor workshops extend out from the offices. The external surface is predominantly laid to tarmacadam.

Services

We understand that services are provided to the property, including mains water, drainage, gas, and electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.

Energy Performance

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an Energy Performance Rating of D-90.

Rateable Value

The overall property is listed in the Valuation List 2010 as Workshop and Premises, but the subject property has not been separately assessed from overall site. Interested parties are advised to make their own enquiries with the Valuation Office Agency.



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Tenure

The property is available as a whole or potentially in parts by way of a new Full Repairing and Insuring lease(s) for a term of years to be agreed.

Rent

Upon application.

Estate Service Charge

An Estates Service Charge may be payable, in accordance with the terms of the Lease.

VAT

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in any transaction.

Viewing

Strictly by appointment with the Joint Agents, Cushman & Wakefield or Colliers International

Subject to Contract



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