

# FOR SALE

## DETACHED INDUSTRIAL/WAREHOUSE UNIT

4,214 SQ FT (391.53 SQ M)

**Kurt  
Wymman**  
Surveyors & Property Agents



**4 Empire Way, Gloucester , GL2 5HY**

**Modern Unit | Popular Location | Fenced and Gated Site**





## LOCATION

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Empire Way is situated off the Bristol Road approximately 1 mile to the south of Gloucester City Centre. Bristol Road is one of the main arterial routes into Gloucester and also provides convenient access to Junction 12 of the M5 motorway, approximately 3 miles to the south via the A38.

The area predominantly comprises industrial/commercial uses.

## DESCRIPTION

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A modern detached industrial/warehouse unit, the main features comprise :

- Steel frame construction
- Facing brickwork and profiled insulated cladding to the elevations under a profiled insulated roof.
- Quality ground and first floor offices
- Double glazed aluminium windows to offices
- WCs & 2 Nr Kitchens (offices and warehouse)
- Insulated up and over vehicular loading door
- Eaves height of approximately 6m
- Mezzanine level storage floor with office
- 8 marked car parking spaces with loading and circulation area.

The property is situated on a fenced and gated site and shares access with the adjacent property (under separate ownership)



## FLOOR SCHEDULE

	Sq Ft	Sq m
<b>Production/Warehouse</b>		
Ground Floor	1,603	148.95
Integral Offices	933	86.66
<b>Extension Reception/offices</b>		
Ground Floor	331	30.75
<b>Total (Ground Floor)</b>	<b>2,867</b>	<b>266.36</b>
<b>First Floor</b>		
Offices	812	75.43
<b>Total (Ground and First Floors)</b>	<b>3,679</b>	<b>341.79</b>
Mezzanine	535	49.74
<b>TOTAL</b>	<b>4,214</b>	<b>391.53</b>

Floor Areas are approximate and measured on a Gross Internal Area Basis (GIA)

## SERVICES

Mains Water, drainage, gas and 3 phase electricity are connected to the property.

Heating to the offices is via a traditional 'wet' radiator system. Air conditioning is installed to the offices Heating to the warehouse is via a gas fired hot air blower heater.

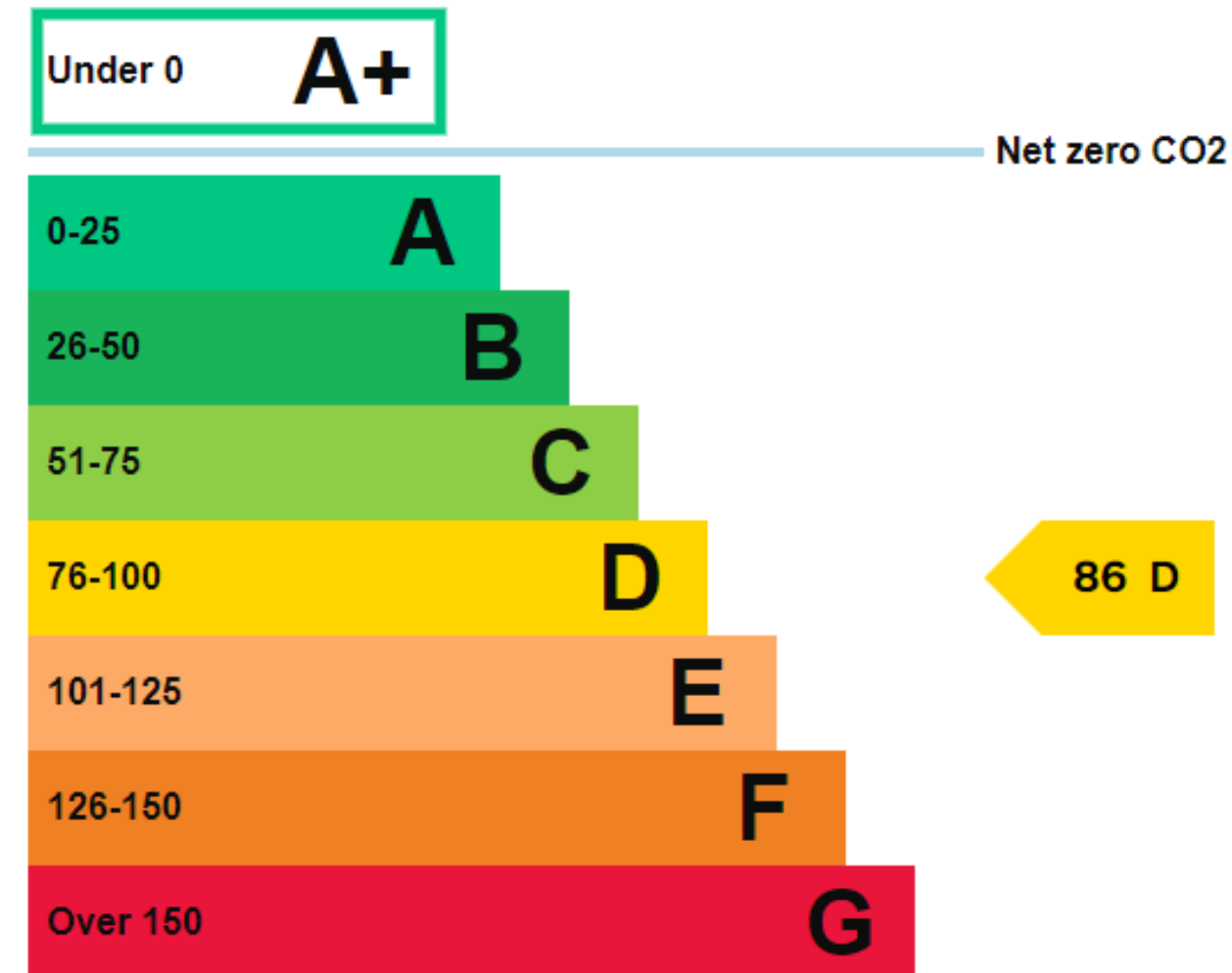
**NOTE : None of the services have been tested by Kurt Wyman Surveyors.**





# Energy rating and score

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## RATING

Interested parties are requested to make their own enquires in regard business rates liability.

## ASKING PRICE

£500,000 for the Freehold Interest in the Property.

## LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

## VAT

All figures are quoted exclusive of VAT.







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**ALL VIEWINGS WITH PRIOR  
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