

TO LET

LIGHT INDUSTRIAL UNITS WITH OFFICES

1,741 - 4,186 SQ FT (161.74 SQM - 388.88 SQ M)



Units 6B & 6C Tuffley Park, Lower Tuffley Lane, Gloucester GL2 5DP

Modern Unit | Close to Junction 12 M5 Motorway | Exclusive Parking



LOCATION

Tuffley Park is located on the north side of Lower Tuffley Lane.

Located only 2.5 miles south of Gloucester, this area remains popular with both large and small commercial occupiers as well as a number of trade counter operators.

DESCRIPTION

Units 6B and 6C are adjacent portal steel framed industrial /office unit that may suit a variety of uses (STP) They are available individually or as combined units.

Unit 6B **2445 sq ft over Ground and First Floor**

- Ground Floor storage
- Roller Shutter Loading
- Good quality mezzanine office accommodation
- Open plan and cellular workspaces
- Ladies and Gents WCs fitted to a high standard
- Modern Kitchen at Ground Floor Level

Unit 6C **1741 sq ft over Ground and First Floor**

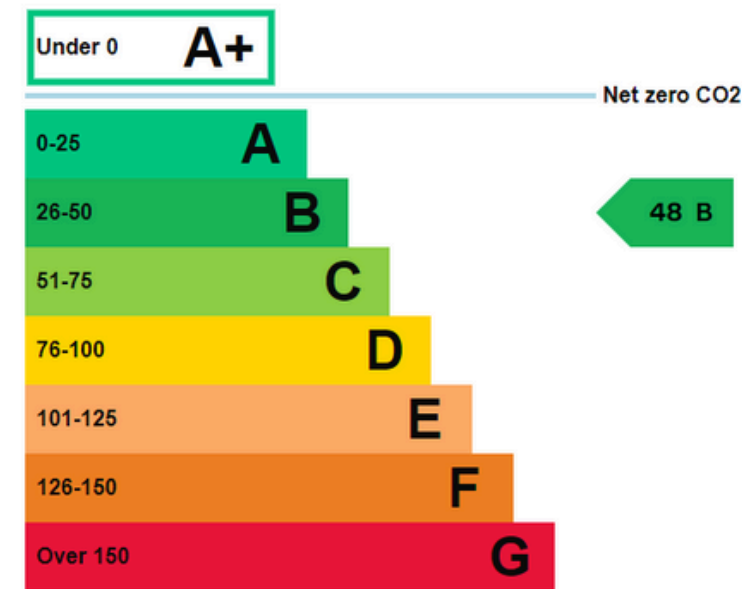
- Ground Floor Storage
- Good quality mezzanine office accommodation
- Glazed Open plan and cellular workspaces
- Ladies and Gents WCs fitted to a high standard
- Modern Kitchen at First Floor Level
- Glazed entrance screens with security screens



KEY INFORMATION

Energy rating and score

This property's energy rating is B.



SERVICES

Mains water, drainage and gas are connected to the property.

Heating is via a traditional wet radiator system to a gas boiler.

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

RATING

The properties are currently assessed for Business Rating purposes as:

6B - Workshop and Premises - £11,750 per annum

6C - Workshop and Premises £9,300 per annum

QUOTING TERMS

The properties are available to lease on Full Repairing And Insuring terms for a negotiable term of years.

QUOTING RENTAL

6B - £22,000 per annum (£9.00 psf)

6C - £15,699 per annum (£9.00 psf)

6B & 6C - £33,488 per annum (£8.00 psf)

LEGAL COSTS

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

VAT

VAT will be charged on the rental.

**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
WYMAN SURVEYORS**

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