

TO LET

WAREHOUSE/STORAGE UNIT WITH OFFICES & SECURE YARD

2,146 SQ FT (199.35 SQ M)

Kurt Wymman
Surveyors & Property Agents



Unit 12 Tuffley Park, Lower Tuffley Lane, Gloucester GL2 5DE

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



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.

Close to Junction 12 of the M5 Motorway

DESCRIPTION

A modern end terrace industrial/warehouse unit

Portal Steel Frame construction with profiled and insulated cladding to the elevations under a pitched and profiled roof.

Currently arranged as a mixture of open plan offices to the first floor mezzanine with a range of storage and workshop areas to the ground floor.

Access to the unit is via a roller shutting loading door and a glazed aluminium pedestrian door

The Unit benefits from a small fenced and gated yard

Generous Parking

Available July 2024

Schedule of Floor Areas:

Ground Floor	1,140 sq ft	155.87 sq m
1st Floor Mezzanine	1,006 sq ft	93.48 sq m
Total	2,146 sq ft	199.35 sq m



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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Currently assessed as Grade E for Energy performance purposes.

RATING

The property is currently assessed for Business Rates Purposes as 'Warehouse and Premises' with a rateable value of £11,750 per annum

QUOTING TERMS

The property is available to lease on Full Repairing & Insuring terms for a minimum term of 5 years.

QUOTING RENTAL

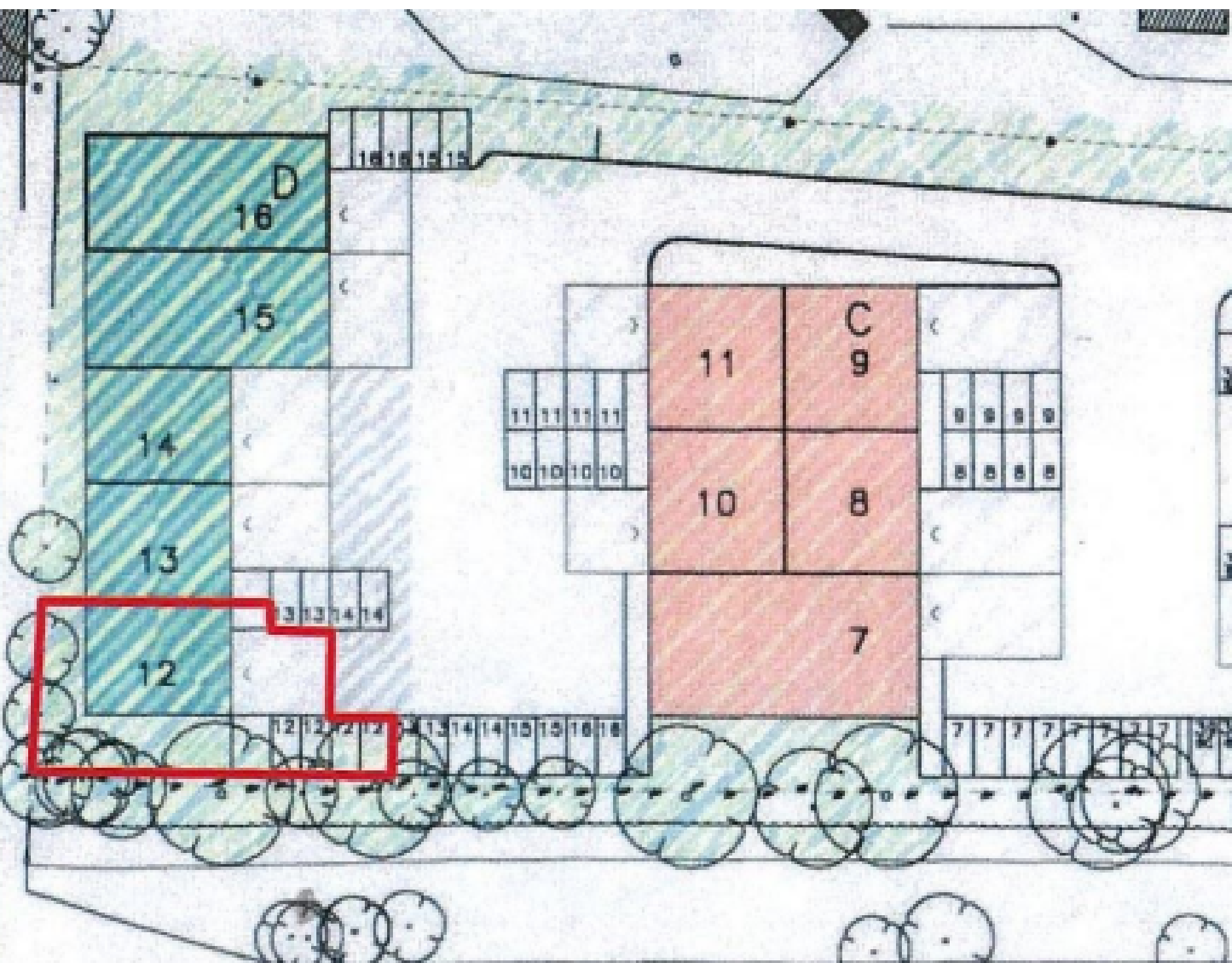
£22,000 per annum exclusive.

LEGAL COSTS

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

VAT

VAT will be charged on the rental.





**Kurt
Wyman**
Surveyors & Property Agents

ALL VIEWINGS BY PRIOR APPOINTMENT WITH KURT WYMAN SURVEYORS

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