

TO LET

LIGHT INDUSTRIAL UNIT

1,977.14 SQ FT (183.68 SQ M)



3, Severnside Trading Estate, Sudmeadow Road, Gloucester GL2 5HS

Car Parking | Popular Location Close to South West Bypass | Works Office Installed



LOCATION

Severnside Trading Estate is located on Sudmeadow road, just off the Gloucester South West Bypass.

The South West Bypass provides convenient access to the Forest of Dean via the A48 and also Junction 12 of the M5 Motorway via the A38.

DESCRIPTION

Industrial/storage accommodation.

Steel frame construction with facing brickwork profiled cladding to the elevations under a profiled insulated roof.

Main Features:

- Works Office
- WC
- Roller Shutter Loading Door
- Kitchen
- Height to Eaves of 4.8 m
- Car Parking to Front of Unit

FLOOR SCHEDULE:

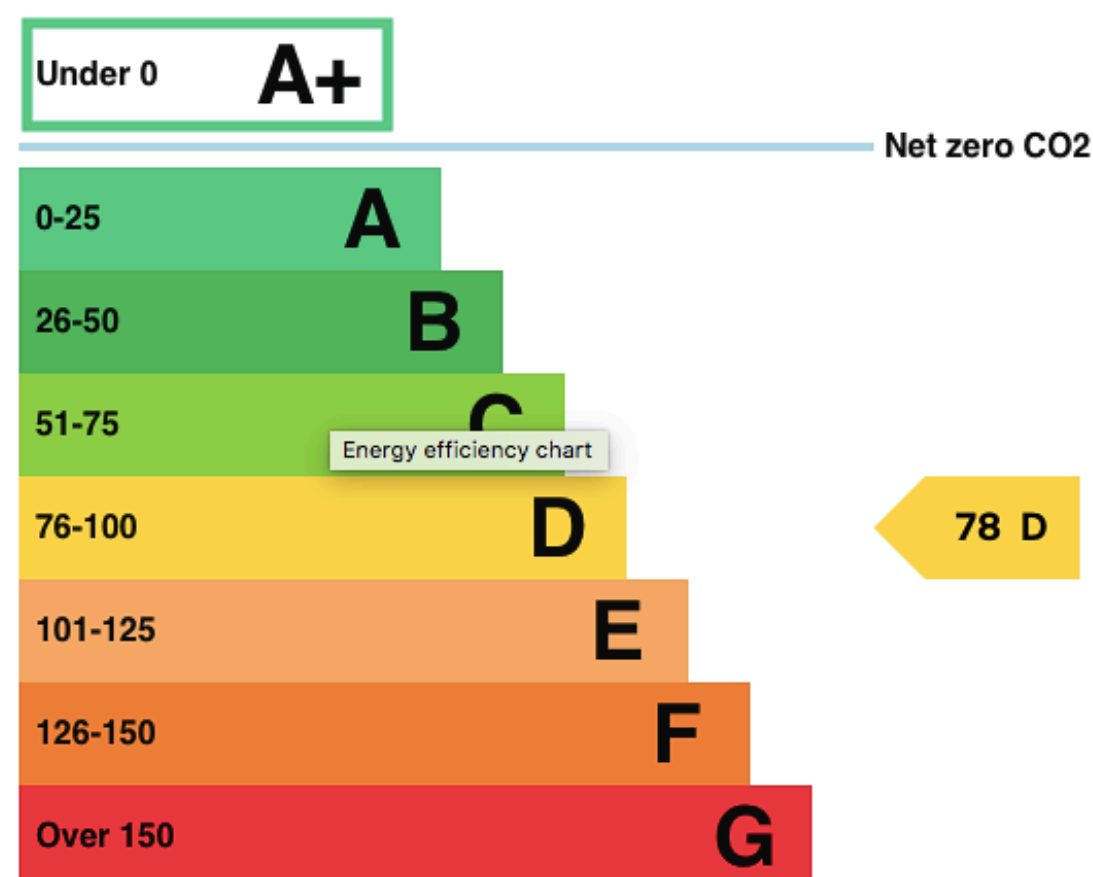
Floor	Sq Ft	Sq M
Warehouse	1774.66	164.78
Ground Floor Office	202.48	18.80
TOTAL	1977.14	183.68



KEY INFORMATION

ENERGY PERFORMANCE CERTIFICATE (EPC)

This property's energy rating is D.



SERVICES

Mains water, drainage and three phase electricity supply are connected to the properties. High level lighting is installed to the workroom areas.

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

RATING

The 2023 Rating list shows the property is described as 'Workshop and Premises' with a Rateable Value of £12,750.

QUOTING TERMS

The property is available by way of a new Full Repairing And Insuring lease for a negotiable term of years.

QUOTING RENTAL

£13,500 per annum exclusive.

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.

SEVERN SIDE TRADING ESTATE

01452 520513

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