

TO LET

WAREHOUSE WITH SECURE YARD

9,726 SQ FT (903.64 SQ M)

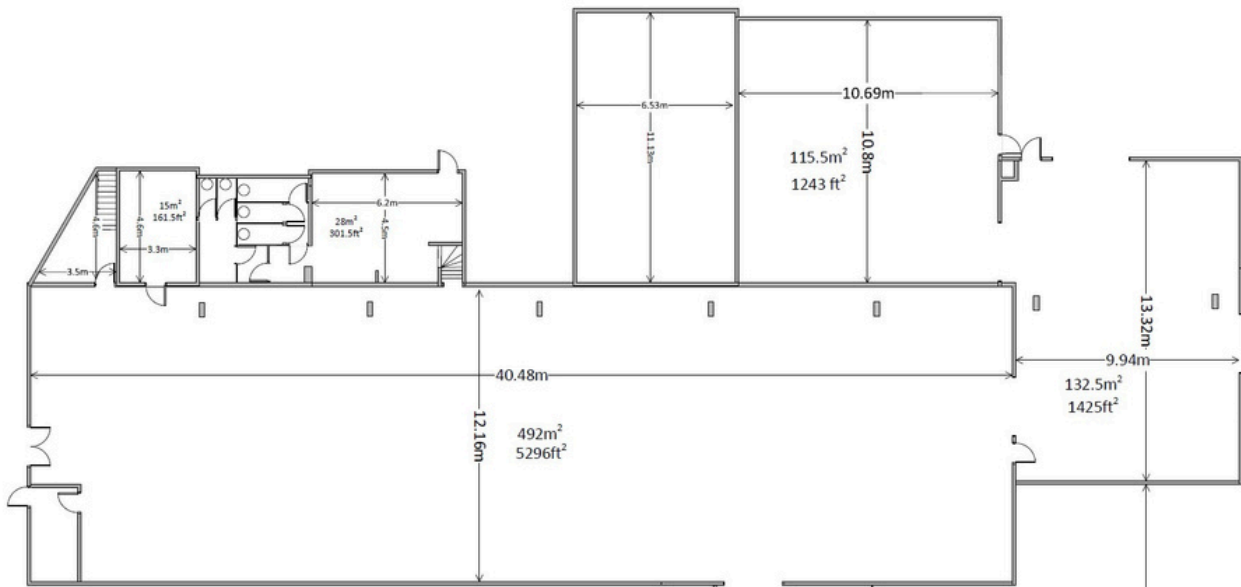
**Kurt
Wyman**
Surveyors & Property Agents



Unit E3 Goodridge Business Park, Goodridge Avenue, Gloucester. GL2 5EA

Close to J12 of M5 | Secure Fenced Gated yard | Dock Level Loading | A Rated EPC

DESCRIPTION



The property comprises an attached steel frame industrial/storage unit, with profiled cladding to the elevations under a pitched, profiled roof.

- Attached building within Secure Yard
- Vehicular access to the unit is via 2 Nr dock level loading doors at either end of the accommodation.
- To be refurbished at end of current tenancy (Jan 2025) and may suit a variety of uses including leisure (STP)
- Internally the unit benefits from ladies and gents WCs.
- Glazed entrance door and windows to the front elevation with the potential to create modern showroom/office accommodation.

Goodridge Avenue is located directly off Gloucester's South Western by pass and close to the junction with the A38.

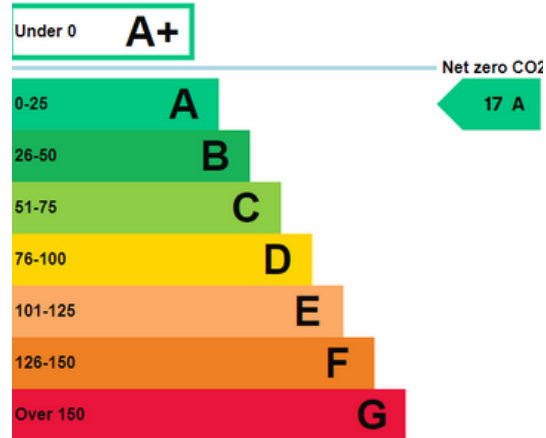
The site benefits from excellent road links being approximately 2m from Junction 12 of the M5 motorway and 1m from City Centre.

Unit E3 is located towards the front of the site and benefits from good circulation areas.

Externally there is generous car parking within a communal provision and an exclusive fenced and gated yard.

EPC Rating

This property's energy rating is A.



SERVICES

We understand all mains services are connected to the site.

Electricity to the whole site is predominantly provided by renewable sources in the form of Solar Panels.

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

RATING

The property is currently jointly assessed for Business Rates Purposes.

To be re-assessed upon occupation.

QUOTING TERMS

The property is available by way of a new lease on a full repairing and insuring basis for a minimum term of 5 years.

QUOTING RENTAL

£58,000 per annum exclusive on the whole.

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.

The logo for Kurt Wyman Surveyors & Property Agents features a yellow triangle to the left of the company name. The name 'Kurt Wyman' is in a large, bold, yellow font, and 'Surveyors & Property Agents' is in a smaller, white font below it.

**Kurt
Wyman**
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR
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