

# UNIT 7

WOODROW WAY

GLOUCESTER | GL2 5DX

REFURBISHED | SELF CONTAINED | WAREHOUSE | TRADE COUNTER

**FOR SALE / TO LET: 22,000 - 46,000 SQ FT  
(2,043.8 - 4,273.4 SQ M) ON 4 ACRES**







**FULLY  
REFURBISHED**



**360° SITE  
CIRCULATION**



**8 LEVEL ACCESS DOORS  
1 DOCK DOOR**



**40M DEPTH  
SECURE YARD**



**INDIVIDUAL UNITS  
OR COMBINED**





**7 MINS TO  
J12 OF M5**

The M5 provides direct links to Bristol and the M4 motorway to the south, Birmingham and the M6 to the north and Swindon and the M4 to the east via Junction 11A and the A417/9.



**10 MINS  
TO GLOUCESTER**

Located in a prominent location at the intersection of the A38 and A430 in central Gloucester, the unit benefits from excellent access to the local labour pool and customer market. Gloucester station offers freight rail connections and passenger services to London, Birmingham, and Cardiff



**2 AIRPORTS  
1 HOUR AWAY**

Bristol Airport (1 hour) south and Birmingham Airport (1 hour 10 minutes) north.



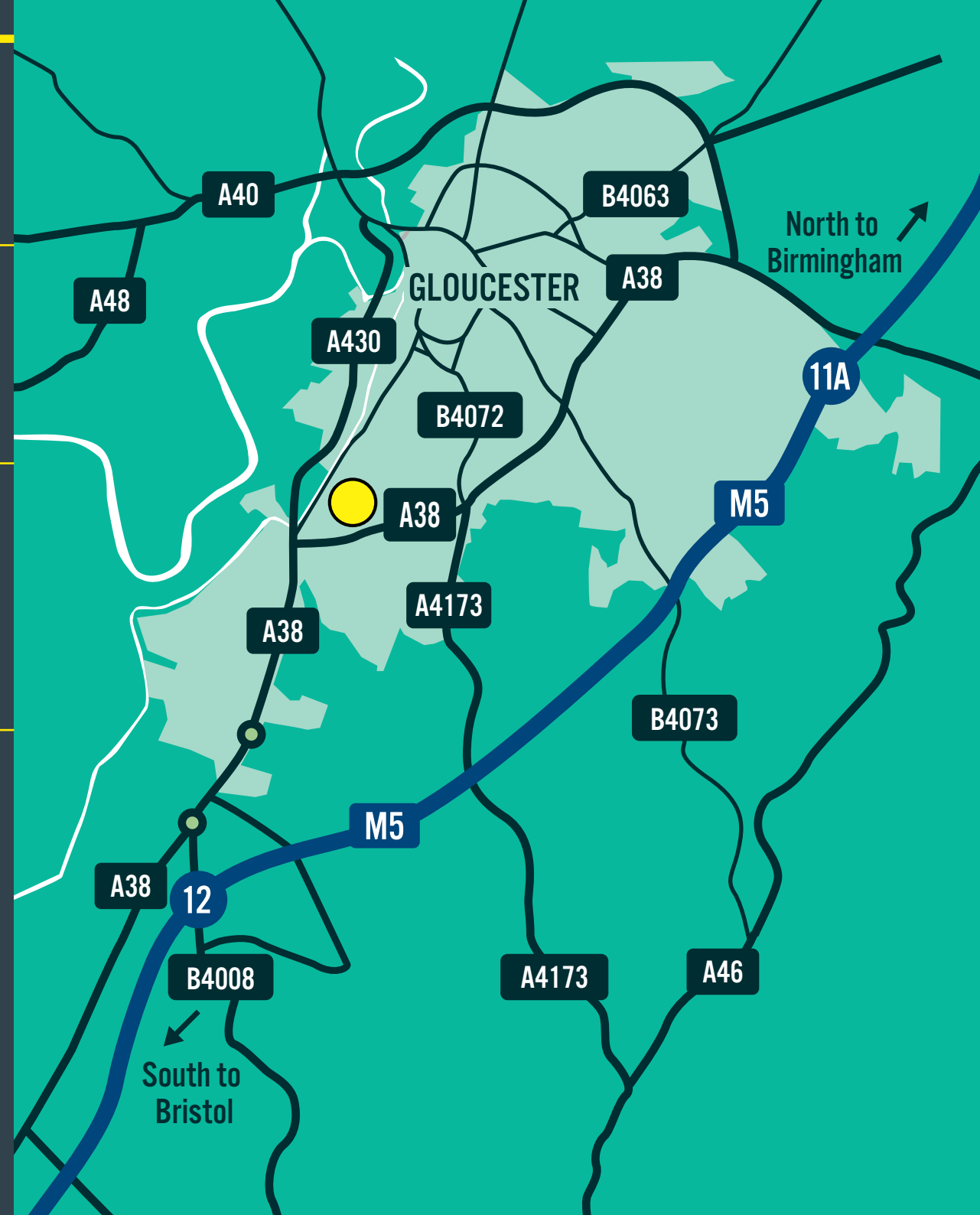
**PORT ACCESS  
45 MINUTES**

Proximity to Avonmouth and Bristol ports (45 minutes) for international trade

**POSTCODE:** GL2 5DX

**what3words** /// agent.trend.leads

# PROMINENT LOCATION







**ESTABLISHED  
LOCAL OCCUPIERS**



**A38/BRISTOL ROAD  
FRONTAGE**



**LARGE  
SECURE YARD**

**LOCAL  
SUCCESS**





**8 LEVEL  
ACCESS  
DOORS**

**1 DOCK  
DOOR**

**LARGE SECURE YARD**  
**40M DEPTH**

**6M EAVES**

**SEPARATE  
MALE/FEMALE  
WCS**

**FITTED OFFICE SPACE  
WITH AIR CONDITIONING**

**POWER  
CAPACITY  
160 KVA**

**LED  
LIGHTING**

**FULLY  
REFURBISHED**

The property is a fully refurbished steel portal framed four bay warehouse on a large site.

The building benefits from loading on the north, east and west elevations along with full 360 circulation around the site.

Two pedestrian entrances are located on the southern elevation leading to fitted offices and/or a trade counter area.

Internally, the open plan warehouse and fitted offices benefit from LED lighting and separate male/female WCs.

**ACCOMMODATION**

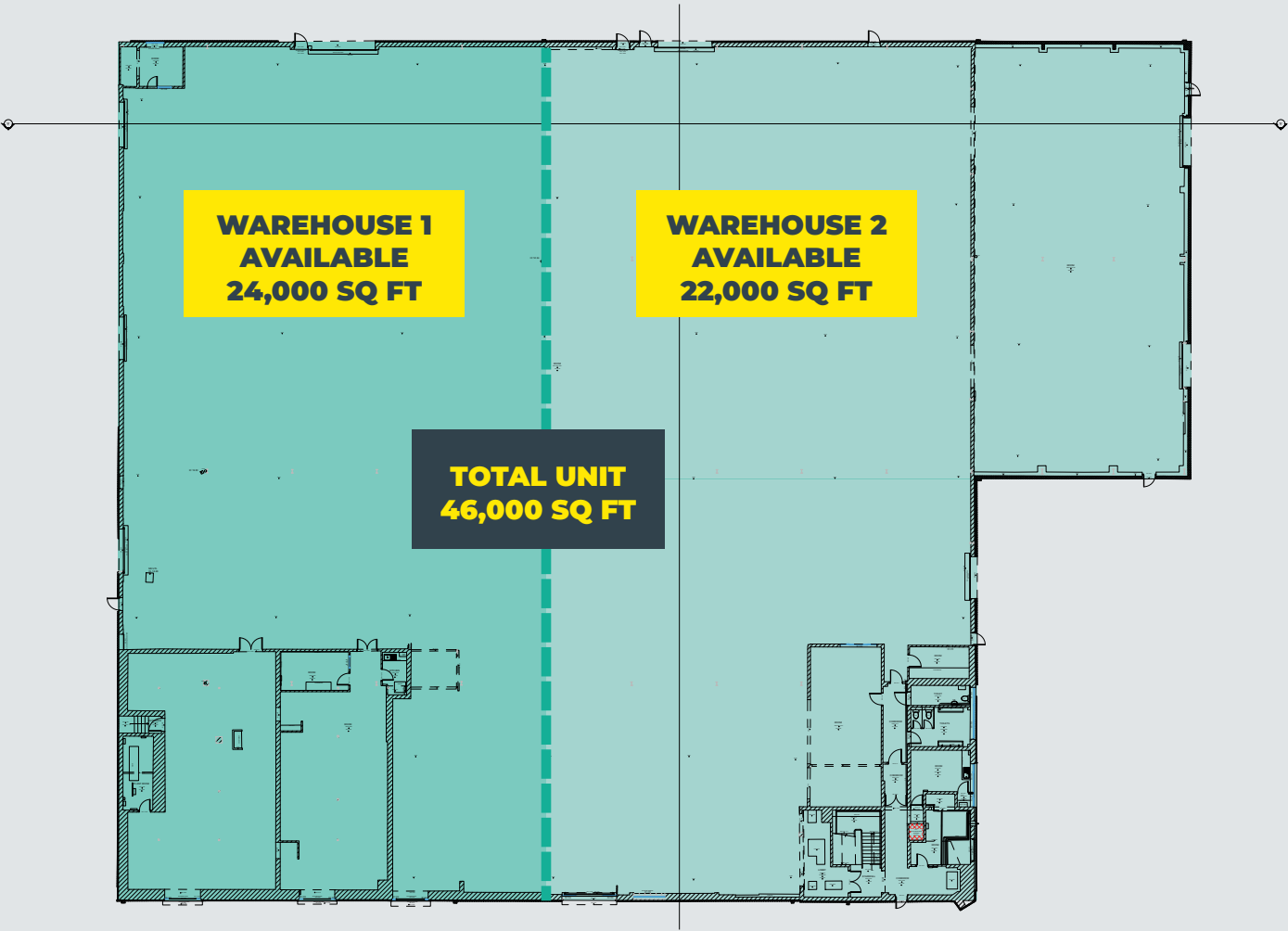
The accommodation comprises the following areas:

|                    |           |                     |                     |
|--------------------|-----------|---------------------|---------------------|
| <b>WAREHOUSE 1</b> | AVAILABLE | 24,000 SQ FT        | 2,229.6 SQ M        |
| <b>WAREHOUSE 2</b> | AVAILABLE | 22,000 SQ FT        | 2,043.8 SQ M        |
| <b>TOTAL</b>       |           | <b>46,000 SQ FT</b> | <b>4,273.4 SQ M</b> |

Measured on a GIA basis

**ABILITY TO SPLIT THE UNIT WITH NEW SEPARATE POWER CONNECTIONS AVAILABLE.**

**TWO  
UNITS**



**FIRST FLOOR OFFICES**



## FURTHER INFORMATION

### SERVICES

We understand that mains services are provided to the property including water, drainage, gas (capped), and 3 phase electricity.

### ENERGY PERFORMANCE

EPC – B (49). A full report is available upon request.

### RATEABLE VALUE

The property is listed in the Valuation List 2023 as Warehouse and Premises, with the following Rateable Value £195,000. Please contact the marketing agents for further information.

### ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and maintenance of the common parts.

### TENURE

The property is available on full repairing and insuring lease terms.

Alternatively consideration will be given to the freehold sale of the whole site.

### RENT / PRICE

Leasehold - £8.75 per sq ft  
Freehold - £4.85 million

### VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

### LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

### ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of

## CONTACT THE AGENTS

For further information, please contact the joint agents:



### Chris Yates

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### Oliver Bird

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**GLOUCESTER | GL2 5DX**

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