

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.



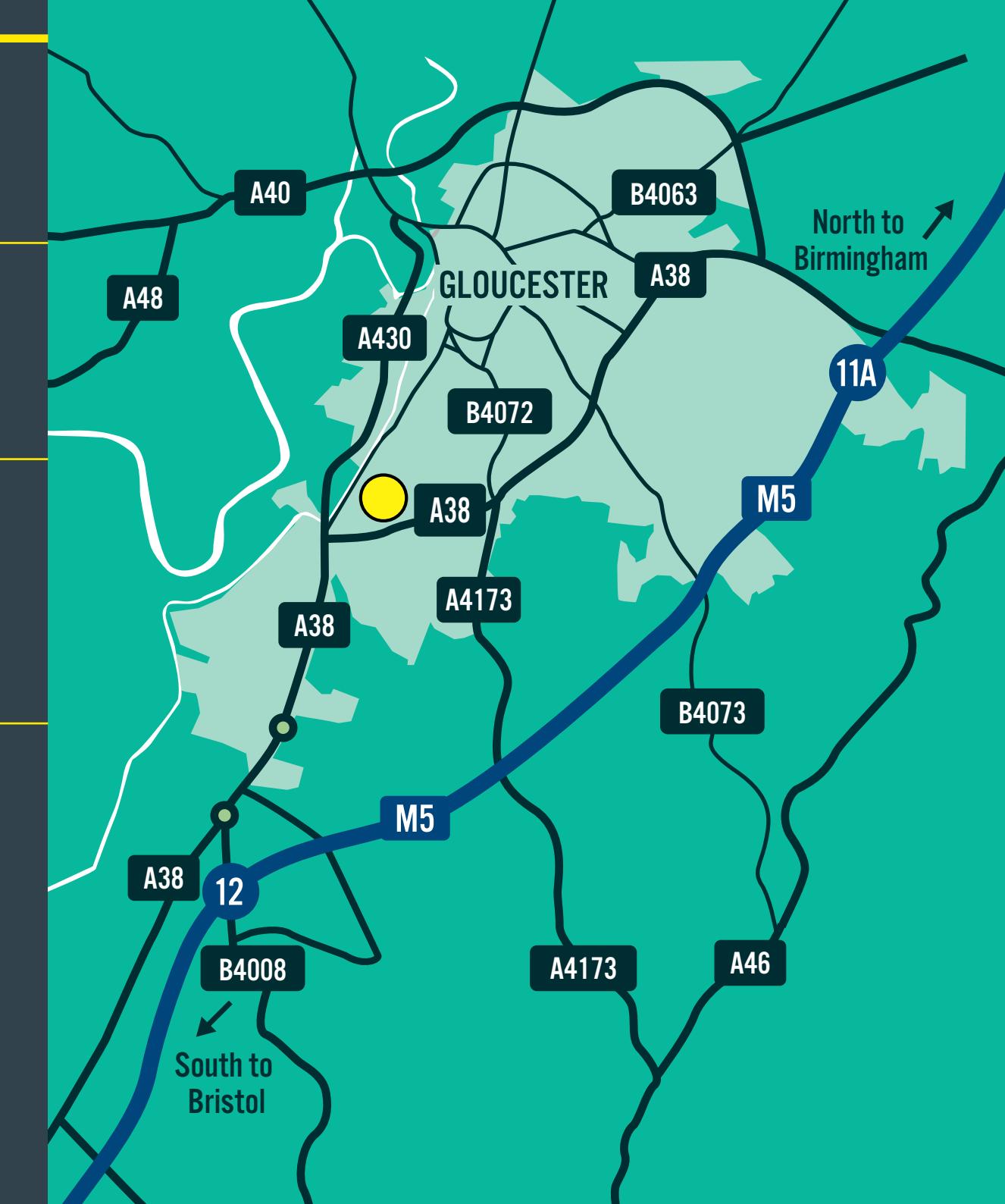
**PORT ACCESS
45 MINUTES**

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

POSTCODE: GL2 5DX

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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

POWER
CAPACITY
160 KVA

LED
LIGHTING

FITTED OFFICE SPACE
WITH AIR CONDITIONING

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

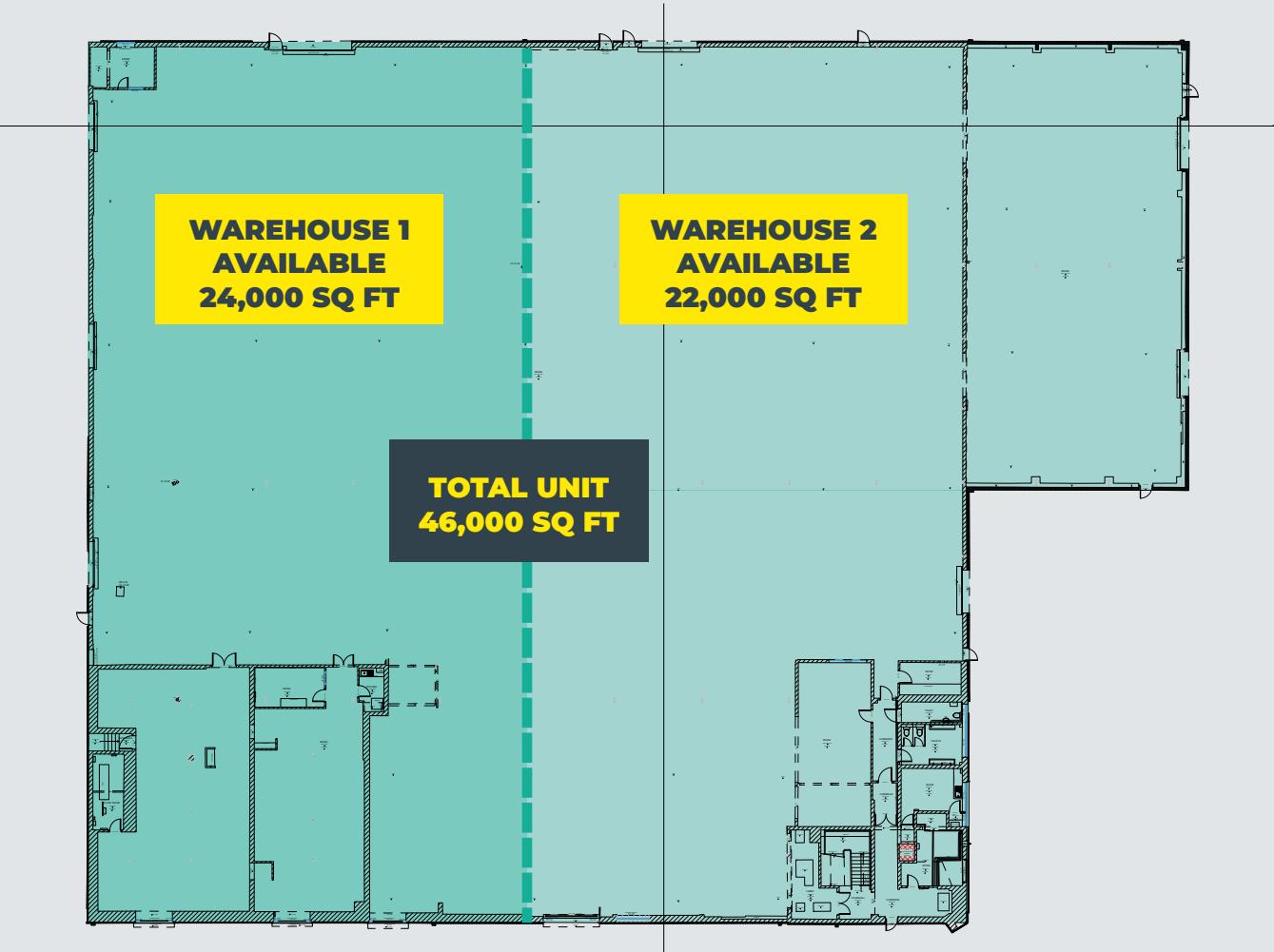
The accommodation comprises the following areas:

WAREHOUSE 1	AVAILABLE	24,000 SQ FT	2,229.6 SQ M
WAREHOUSE 2	AVAILABLE	22,000 SQ FT	2,043.8 SQ M
TOTAL	46,000 SQ FT 4,273.4 SQ M		

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.

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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:



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