



TO LET



Unit 14 Capitol Park, Gloucester

Refurbished industrial unit with office space. Good access to the Motorway Network. Potential for a variety of uses, subject to planning being obtained.

Location

The property is situated on the Capitol Park Estate which is accessed from Pearce Way, which is off the Bristol Road (A38). It is approximately 2 miles south of the City centre and approximately 3 miles north of Junction 12 of the M5 Motorway. It is situated in a well-established industrial and commercial location.

Description

The unit comprises a mid-terrace property of steel portal construction with brick elevations and profile metal roof. Access is available via a vehicular up and overloading door, together with a pedestrian door to the office section.

The property comprises a workshop/warehouse with reception office and toilet on the ground floor, with open plan office, meeting room, kitchenette, and WC on the first floor.

The offices have been finished to a specification to include suspended ceilings with LED lighting, air conditioning and carpeting throughout. The warehouse has a concrete screed floor and an eaves height of approximately 5.25 metres.

Externally there is an area for loading/unloading and 4 allocated parking spaces.

The property has an EPC rating of D-90. Certificate Ref No: 9286-3014-0175-0200-9591.

Accommodation

(Approximate gross internal area)

Ground Floor	167.7 sq m	1,805 sq ft
First floor	101.2 sq m	1,089 sq ft
Total	268.90 sq m	2,894 sq ft

Planning

Light industrial and storage which fall within Classes E and B8 of the Use Classes Order 1987.

Rates

The Rateable Value appearing on the Valuation Office Agency website is as follows:

Rateable Value:	£14,000
Rate in £ 2022/2023:	0.499

The Rateable Value in the draft List from 1st April 2023 is £19,250.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered by way of a new lease for a term to be agreed.

Rent

£17,000 per annum exclusive.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs incurred





Gallery





Request a viewing

For further information or to request a viewing, please get in touch

Key contacts



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