

# Substantial Warehouse with separate Office Accommodation

## TO LET

Mill Place 1  
Bristol Road  
Gloucester GL1 5SQ.

Approx. 32,036 Sq ft (2,976.56 Sq m)

**alder king**

PROPERTY CONSULTANTS



# Location

The property is situated on Mill Place a well established commercial location approximately 0.5 miles to the south of Gloucester City Centre, and approximately 4.5 miles from Junction 12 of the M5 Motorway.

Mill Place is accessed off Bristol Road, a main arterial route to Gloucester from the south.

Railway  
Station



1 mile

M5  
(Junction  
12)



4.5 miles

Cheltenham

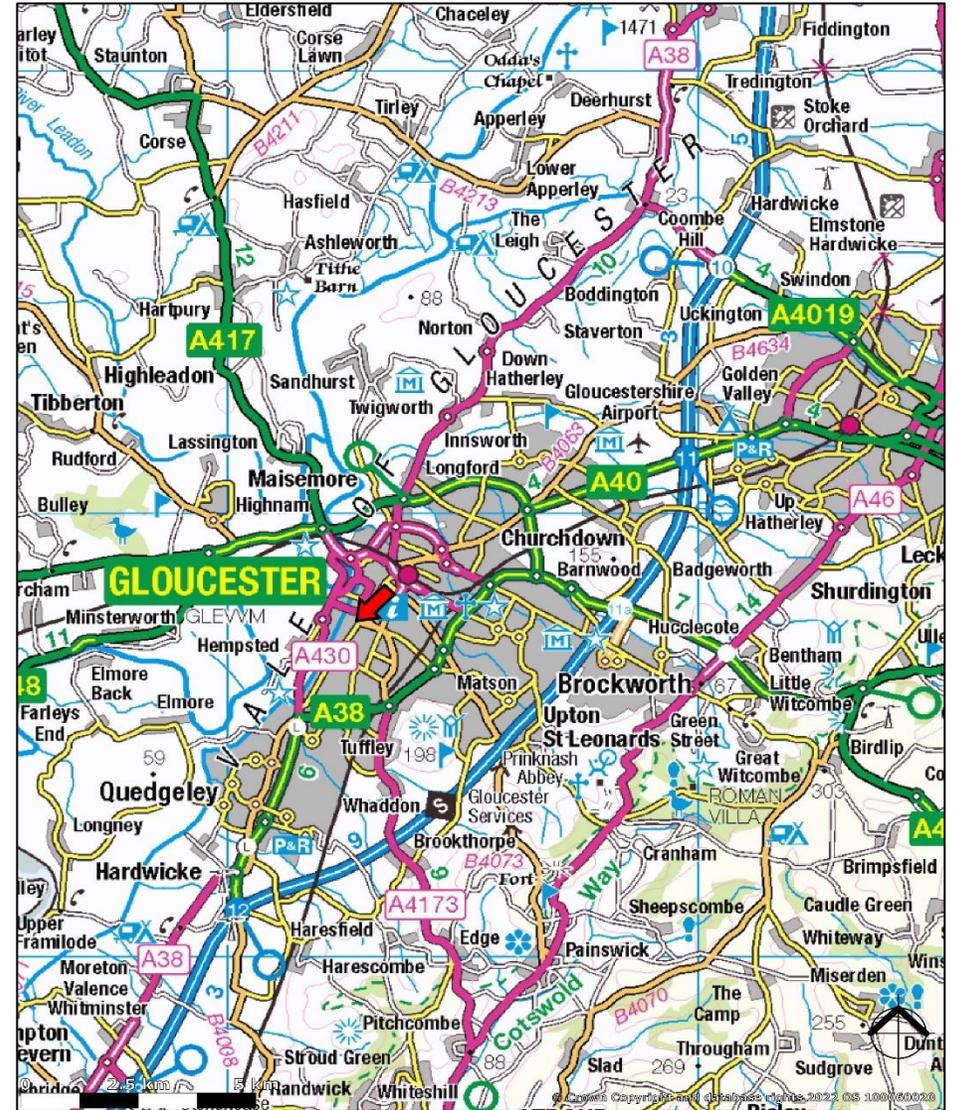


9 miles

Gloucester  
City Centre



0.5 mile



# Accommodation

## Description

Units 5A-C comprises an industrial warehouse unit with profiled cladding to the elevations, under a pitched roof.

Access to the unit is provided via three loading doors to the front and rear, accessed to the rear of Price Street.

The office building is two storey and of brick construction beneath pitched roof, comprising office accommodation on the ground and first floors with amenities for the warehouse.

The unit measures an approximate height to eaves of 6.2m, and 4.6m to the underside of eaves haunch.

Car parking is available.

## Rent

Warehouse - £4.00 per sq ft, per annum  
Office - £9.00 per sq ft, per annum.

## Terms

Available to let by way of a new lease on full repairing and insuring terms. The lease will be excluded from the Security of Tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II, as amended.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Service Charges

A service charge is levied by the landlord to cover the cost of maintaining the common areas of the estate. Further details available on request.

## Measurements (gross internal area)

Area	Sq ft	Sq m
Unit 5A	8,999	836.1
Unit 5B	9,902	920
Unit 5C	9,902	920
Building 2 (offices)	3,233	300.46
<b>TOTAL</b>	<b>32,036</b>	<b>2,976.56</b>

### Warehousing



### Offices



### WC facilities



### Car Parking



# Planning | Rates | EPC | Terms

## Planning

Any interested parties should make their own enquiries to the Planning Department of Gloucester City Council.

## Business Rates

Interested parties are advised to make their own enquiries to Gloucester City Council to establish the actual rates payable.

[www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificates

Units 5 - C achieves a C:56 Rating.  
Building 2 achieves a D: 82 Rating.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Services

We are advised that all main services are connected to the office building and the warehouse has an electrical power supply. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## References and Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.





# Viewing Arrangements

For further information or to arrange an inspection, please contact the joint agents:



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It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.