

TO LET

Industrial Warehouse Unit

Unit B2
Mill Place Two
Bristol Road
Gloucester
GL1 5SR.

Approx. 3,329 Sq Ft
(300.95 Sq M)

alder king

PROPERTY CONSULTANTS



Location

The property is situated at 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

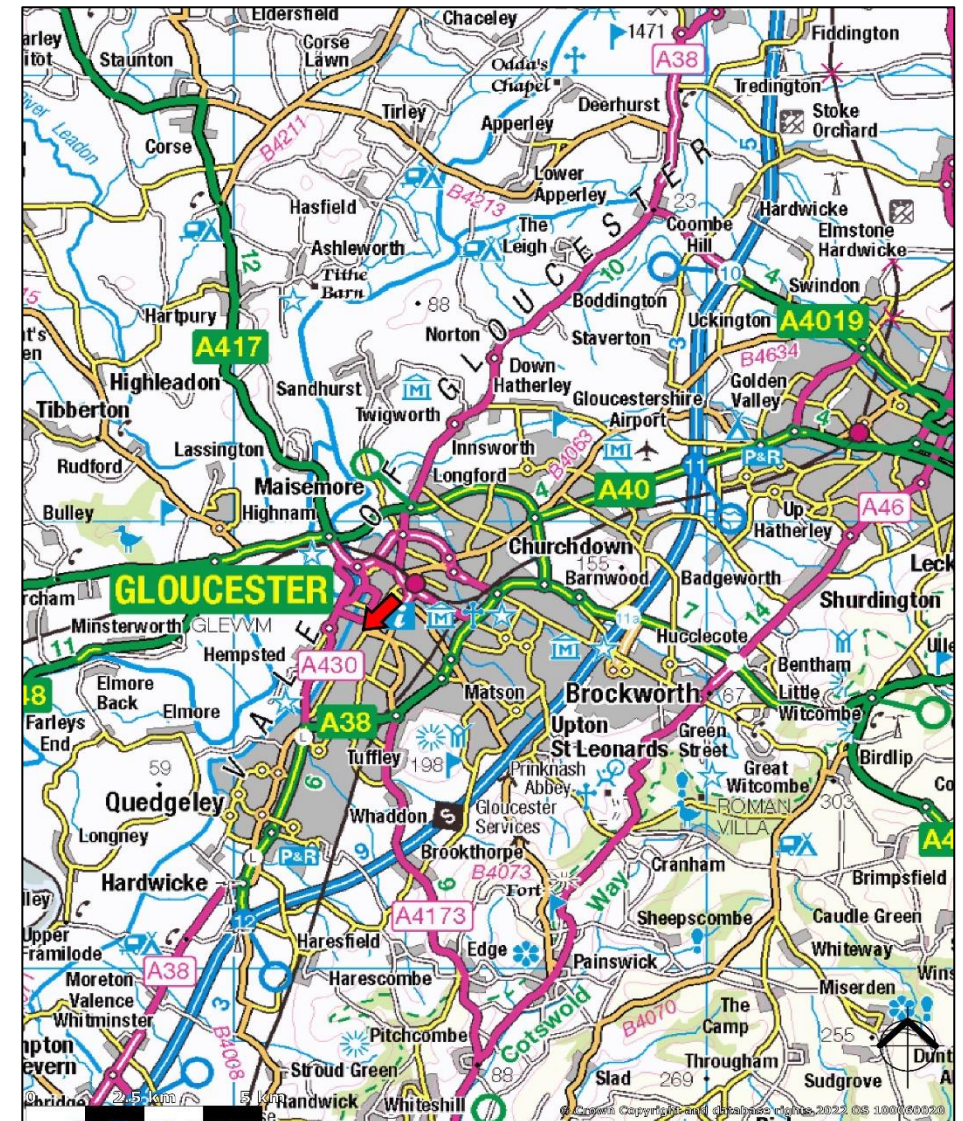


9 miles

**Gloucester
City Centre**



0.5 mile



Accommodation

Description

Unit B2 comprises a mid terrace industrial warehouse unit of steel frame construction, with brick and clad elevations beneath a pitched roof incorporating translucent light panels.

There unit provides warehouse and office accommodation.

Access to the unit is provided via roller shutter loading door and pedestrian door within the front elevation.

Car parking is available on the estate.

Available Immediately.

Rent

£23,000 per annum exclusive

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
Warehouse	3,053	283.69
GF Office	93	8.63
FF Office	93	8.63
Total	3,239	300.95

Warehousing



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 Valuation office Agency / Gloucester City Council to establish the actual rates payable.

www.voa.gov.uk.

Energy Performance Certificates

E - 112

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 premises, and the building is heated by a gas central heating system. 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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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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.