



Passing Rent:

£84,900 per
annum
exclusive

The Property:

The premises comprises an open plan warehouse with ground and first floor offices, providing the following approximate Gross Internal Floor Areas:

Warehouse:

5,670 sq ft (526.71 sq m)

Ground & First Floor Offices:

2,843 sq ft (264.12 sq m)

TOTAL:

8,513 sq ft
790.83 sq m

Unit 27 Eastern Avenue Trading Estate, Gloucester, GL4 3SJ

Prominent trading estate. Excellent transport links. Well-established trade location.

Highlights

- **Flexible Lease Terms**
- Prominent Detached Unit
- Rear Loading Forecourt
- 5.85m Minimum Eaves
- Electric Surface Level Roller Shutter Door
- 11 Allocated Car Parking Spaces

The Location

Nearby Neighbors

- Greggs
- Screwfix
- Howdens
- CEF
- Johnstone's Decorating Centres
- Easy Bathrooms

Amenities

- 5.85m Minimum Eaves
- Separate Loading Forecourt
- Two-Storey Offices
- W/C & Kitchenette
- Electric Surface Level Roller Shutter Door
- 11 Allocated Car Parking Spaces

Connectivity

Gloucester City Centre
2.0 miles

Junction 11A M5

3.1 miles

A40

2.3 miles

Description

Unit 27 comprises a prominent detached light industrial unit that has been built around a steel portal frame with an insulated sheet roof incorporating approximately 10% translucent roof lights.

The open plan warehouse benefits from a concrete floor, 5.85 m minimum eaves (19ft 2") and ground and first floor office accommodation. The property also benefits from three WCs and a small kitchenette.

Loading access is provided via a surface level electric loading door to the rear and a separate pedestrian door to the front elevation.

Externally the property benefits from a large forecourt at the rear plus a further 11 allocated car parking spaces at the front.

Tenure

The property is available in by way of a sub-lease or assignment until July 2029. Alternatively, a new lease may be available directly from the Landlord.

Rent

The current passing rent for the property is £84,900 per annum exclusive.

VAT

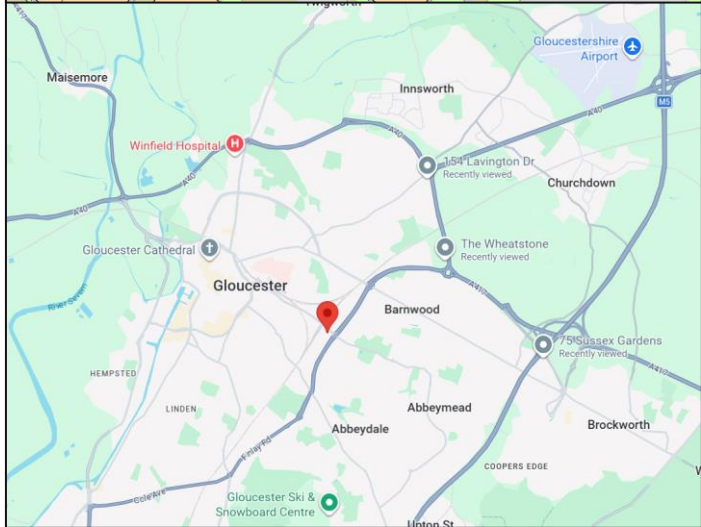
All costs are subject to VAT where applicable.

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

Energy Performance Certificate

Available upon request.



Contacts

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