

# TO LET

## Double Frontage Retail Premises

Units B4 & B5, Whittle Way, Gloucester Business Park, GL3 4AA



- Stepped Rent Available
- Excellent Footfall
- Good Parking Provision
- 1,836 Sq. Ft (NIA)

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## Location

The property is prominently located across a double unit facing onto Whittle Square in the heart of Gloucester Business Park. Since initial development in early 1998, Gloucester Business Park provides high quality retail, office, industrial and residential facilities to a range of national and local businesses. The scheme is easily accessible situated approximately 1 mile from Junction 11a of the M5 motorway, and approximately 6 miles from Gloucester City centre. Nearby occupiers include Tesco, Costa, Greggs, Dominos and David Lloyd Gyms.

## Description

The property is fully self-contained and is currently configured to provide a kitchenette, WC, storeroom and sales area in all totalling 1,836 sq ft. The unit benefits from high visibility with large window frontage and customer parking directly in front of the property. Units at Gloucester Business Park benefit from ample passing foot and motor trade given the nearby amenities, petrol station, gym and multiple food and beverage operators alongside 2.8 million square foot of office and industrial users.

## Accommodation

Unit	SQM	SQFT
Ground Floor Commercial	170.56	1,836
<b>Total</b>	<b>170.56</b>	<b>1,836</b>

## Rates

We recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

## Energy performance certificate

C-53

## Rent

Stepped rent of:

Y1-3: £36,000

Y4-5: £42,000

## Terms

A new internal repairing and insuring lease is available, for a term of years to be agreed.

## VAT

VAT applicable unless stated otherwise.

## Service Charge

We are advised that service charge is payable on this property. Current budget £2,160 per annum.

## Planning

We understand the property falls under use class E of the Town and Country Planning Order 1987 (as amended).

Please note restaurant and takeaway uses are not permitted.

## Legal Costs

Each party to be responsible for their own legal costs incurred in relation to this transaction.

## Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only. Details on page 3.

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## **Contact:**

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