

TO LET — Industrial Unit

Unit B2, Mill Place Two, Gloucester, GL1 5SR

BK Bruton Knowles

est. 1862



- 3,239 Sq. Ft (NIA)
- Industrial Unit
- Car Parking
- Office Available

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SUMMARY

- **3,329 Sq. Ft (NIA)**
- **Industrial Unit**
- **Car Parking**
- **Office Available**

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.

Mill Place Two is an established commercial area with a mix of office, trade and warehouse units.

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.

EPC

E -112

VAT

The property is VAT applicable and therefore VAT will be applied to all costs.

ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
Warehouse	283.69	3,053
GF Office	8.63	93
FF Office	8.63	93
Total	300.95	3,239

RENT

£21,000 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.

RATES

We advise that all interested parties make their own enquiries with the GOV UK rates valuation.

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

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Dorian Wragg

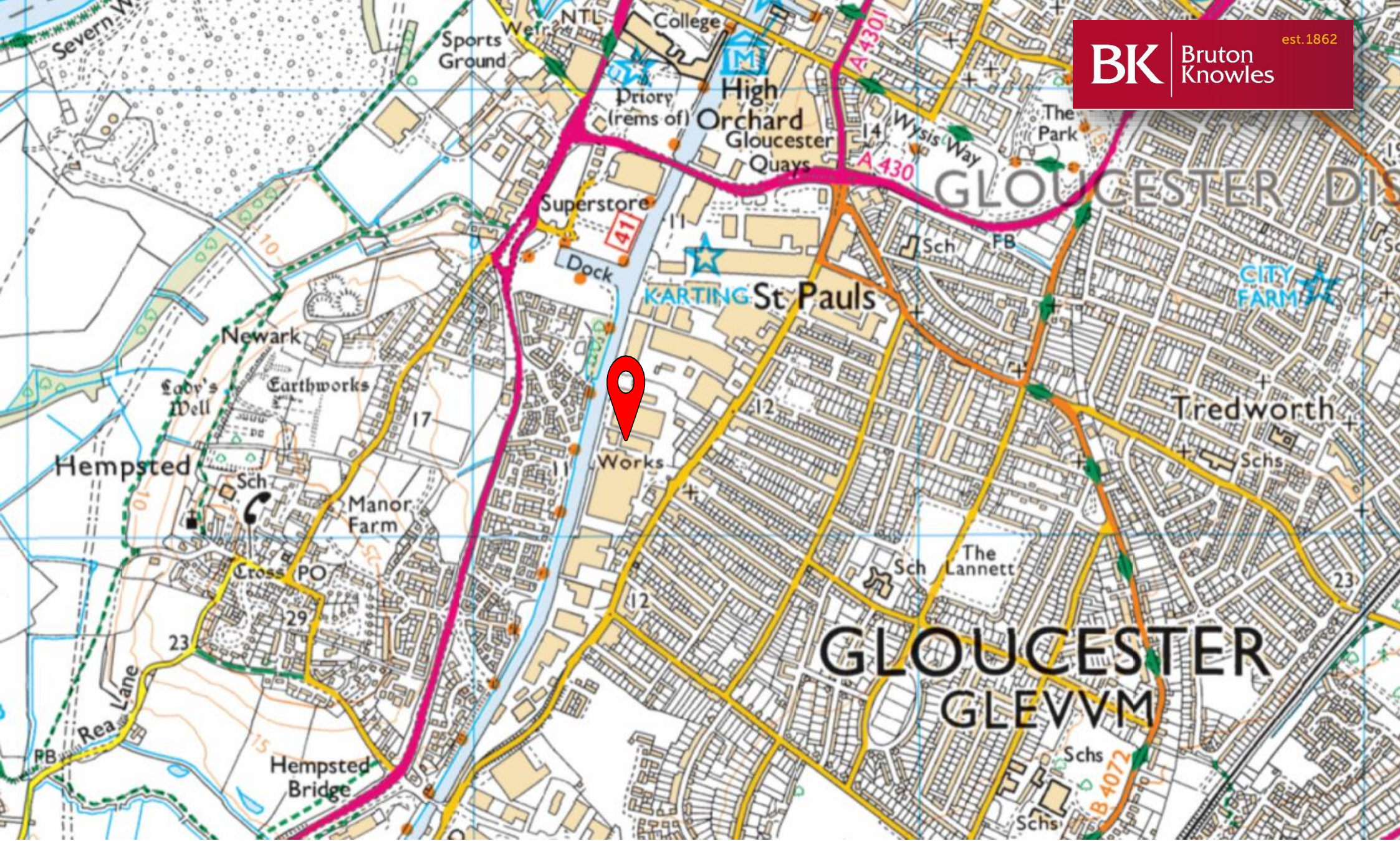
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