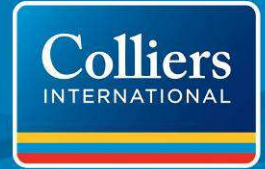


LEASEHOLD

Industrial/Warehouse



Gloucester Hempsted TEC, Secunda Way, Hempsted Bridge, Gloucester, GL2 5BT

- Highly prominent warehouse with 2 storey offices
- Low site coverage
- Adjacent to A430 Secunda Way, forming part of the Gloucester South West Bypass
- Less than 2 miles south of Gloucester City Centre
- Easy access to Junction 12 of the M5

Contact us

Strictly by prior appointment with Colliers International, through:

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Or our joint agents DTZ on
0117 910 6640

Colliers International
Broad Quay
BRISTOL
BS1 4DJ

www.colliers.com/uk/industrial

LOCATION

- Located adjacent to Secunda Way which forms part of the Gloucester South West Bypass.
- The Bypass provides direct access to Junction 12 of the M5 via the A38.
- Less than 2 miles from Gloucester City Centre.

DESCRIPTION

- Warehouse/industrial unit with 2 storey offices and additional ground floor workshops.
- Eaves Height: 4.2m
- 2 loading doors each measuring 3.5m high by 3m wide.

ACCOMMODATION

The Property has the following approximate gross internal floor areas

Warehouse	20,870 sq ft	1,939 sq m
Workshops	4,252 sq ft	395 sq m
Ground Floor Offices	4,313 sq ft	409 sq m
First Floor Offices	3,328 sq ft	309 sq m
Total	32,763 sq ft	3,044 sq m

TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

BUSINESS RATES

To be assessed. Interested parties are advised to make their own enquiries.

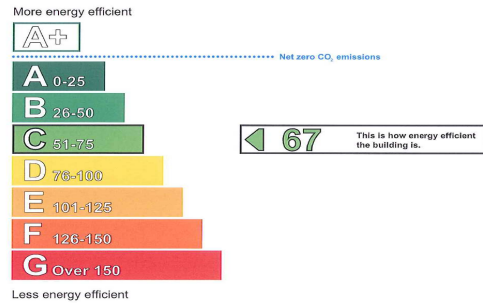
VAT

All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries.

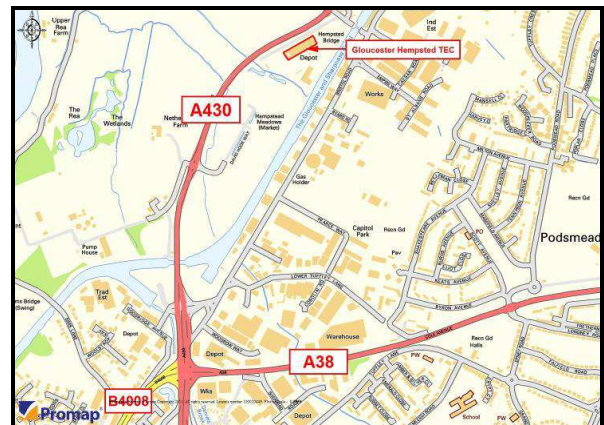
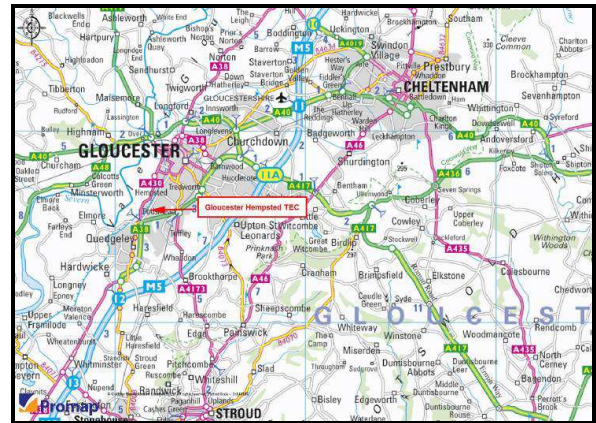
LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

EPC



SUBJECT TO CONTRACT



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