



1a/ 1b Eastbrook Road,
Gloucester,
GL4 3DB

- Rarely available freehold industrial opportunity
- Prominent position with gated yard and parking
 - Eaves height of approx. 4.5m

For Sale
***Industrial/
Warehouse***

***1249.75 sq m
(13,452 sq ft)
Approx.***



T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk



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Location

The subject property occupies a prominent corner position on Eastbrook Road, which provides the link between Eastern Avenue and Metz Way, two arterial routes on the east side of Gloucester city centre.

Eastern Avenue / A38 provide access to Junction 11 of the M5 motorway network approximately 5 miles north east, Junction 11a approximately 4 miles east and Junction 12 approximately 3 miles south.

A new Costco has recently obtained consent on the

former Interbrew site on Eastern Avenue, very close to the subject property. Other well known occupiers locally include Screwfix, The Range, Halfords Autocentre, Warners Jaecoo Car Dealership and Royal Mail Depot. Immediately adjacent to the subject premises are Eastbrook Company, Eroga Die, Darchem Insulation Systems, Innerscene and Eastbrook Centre (part of the Altus School group).

what3words ///radio.
bench.suffice



Accommodation

The approximate Gross internal area is as follows:

Warehouse:	991.43 sq m (10,672 sq ft)
Mezzanine:	100.7 sq m (1,084 sq ft)
Ground Floor Offices:	157.62 sq m (1,697 sq ft)
Total:	1249.75 sq m (13,452 sq ft)

Description

Built approximately 1970, the unit comprises a two bay warehouse of steel frame construction with part blockwork walls, with a single storey brick built office to the front.

The warehouse has an eaves height of approximately 4.5m rising to 8m at the pitch. There are columns down the centre of the two bays but are otherwise open span. There is a mezzanine with storage and additional WC and kitchen facilities underneath, and storage above. The warehouse has a single concertina loading door leading to the yard area providing access for

loading / unloading. There is a gas supply along with three phase power.

The offices comprise a number of open plan and smaller meeting rooms, with kitchen and WC facilities along with a reception.

Externally, the yard provides an 'in and out' access for deliveries and parking within the gated yard. There are additional car parking spaces outside of the gates on one elevation.

Terms

Available freehold, subject to vacant possession.

Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

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Guide Price

£1,200,000

Rates

Rateable Value: £55,500

Please note that this is not the amount payable, a proportion of this amount is liable to be paid.

The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Gloucester City Council) to verify the

current rates payable & any relief available.

EPC

EPC: C (67)

Full copy of the report available upon request.

VAT

VAT may be payable on the price or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending purchasers must satisfy themselves as to the VAT position by taking appropriate professional advice.



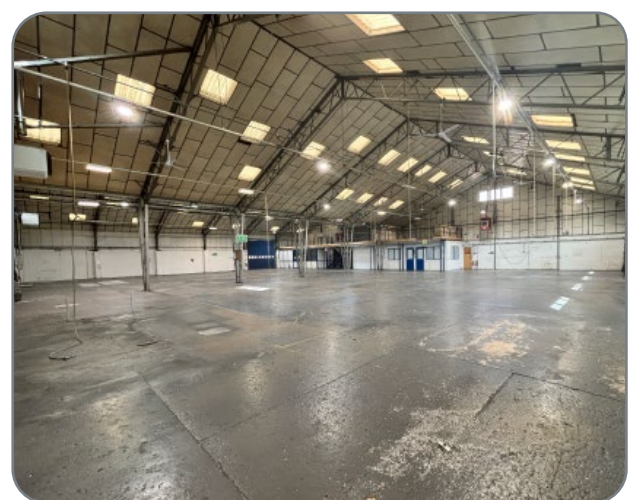
Legal Costs

Each party to bear its own legal costs incurred in the transaction.

Viewing

By prior appointment with the sole agent KBW.

REF 527041



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