



Phase 2 Quedgeley West Business Park

GLOUCESTER GL2 4RA



FOR SALE/TO LET

PROMINENT NEW WAREHOUSE & INDUSTRIAL UNITS

1/4 MILE FROM J12 M5

FROM 11,600-32,000 sq ft (1,070-2,957 sq m)



Phase 2

Phase 2 provides a new warehousing and industrial scheme in a prominent location at the front of the Business Park and adjacent to the new 94,000 sq ft Prestoplan premises. Units B, C and D have direct frontage to the A38. The Business Park provides a secure and well managed working environment with monitored entrance gates and estate CCTV.

Schedule of Accommodation

Unit	Total area		W/house area		Office floor area		Car Spaces
	(sq.ft)	(sq.m)	(sq.ft)	(sq.m)	(sq.ft)	(sq.m)	
Unit B	12,963	1,204	11,661	1,083	1,302	121	14
Unit C	Pre-let to Valley Forge						
Unit D	Pre-let to City Link						
Unit E	31,834	2,957	30,238	2,809	1,596*	148	39
Unit F	18,459	1,715	16,511	1,534	1,948*	181	22
Unit G	11,518	1,070	11,400	1,059	118*	11	14

*Design allows additional office content in Units E, F and G, if required.



Terms

Available to let or for sale on a long leasehold basis.



Specification

Warehouse

- Steel portal frame
- 37.5 K/n sq m floor loading
- Eaves height from 6 8m
- Electrically operated loading doors
- Self contained loading yards
- Yard depths from 25 35m

Offices

- Open plan
- Perimeter trunking
- Suspended ceilings
- LG7 lighting
- Disabled w.c facilities and shower

All enquiries to



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