



Unit E

QUEDGELEY WEST BUSINESS PARK

GLOUCESTER GL2 4RA

FOR SALE/TO LET

Prominent new warehouse/industrial unit

1/4 mile from J12 M5

From 10,000 sq ft (929 sq m) to 31,865 sq ft (2,960 sq m)

 **ST.MODWEN**



Location

Strategically located at the gateway to the South West, the Midlands and Wales, Gloucester has a strong manufacturing and distribution base with major occupiers in the locality.

Quedgeley West Business Park lies 4 miles to the South West of Gloucester, adjacent to the A38 dual carriageway and within 0.25 miles of the M5 at Junction 12. This location provides access to the South West and the Midlands via the M5, and to Wales via the M4 and M48. Junction 11a of the M5 connects with the A417 leading to Cirencester, Swindon and the South East via the M4.

The new South Western Bypass now provides a direct link from the A38 to Gloucester City Centre.

Description

Unit E provides a new high quality detached warehouse/industrial unit including fully-fitted ground floor offices with the ability to extend to first floor. It also benefits from a substantial yard/loading area which could be made secure if necessary.

The Business Park provides a secure and well managed working environment with monitored entrance gates and estate CCTV.

Occupiers already at the park include Prestoplan, Valley Forge, City Link, Gardiner Brothers and CM Downton Ltd.

Accommodation

Offered on either a leasehold or long leasehold basis.

Unit E	Sq ft	Sq m
Warehouse	30,269	2,812
Office	1,596*	148
Total	31,865	2,960

*Design allows additional office content, if required.
The unit is capable of sub-division from circa 10,000 sq ft (929 sq m).

Specification

Warehouse

- Steel portal frame
- 37.5 K/n sq m floor loading
- Eaves height 8m clear
- 3 electrically operated loading doors
- Self contained loading yard
- Yard depth 35m

Offices

- Open plan
- Perimeter trunking
- Suspended ceilings
- LG7 lighting
- Disabled wc facilities and shower
- 39 parking spaces



▲ Inside warehouse



▲ Car parking and external yard



Contact the agents for further information:

