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PROPERTY CONSULTANTS

TO LET

Industrial Warehouse Unit

Unit 6V

Madleaze Industrial Estate Bristol Road Gloucester GL1 5SG

Refurbished Industrial Warehouse Unit

Approximately 7,966 Sq Ft (740.12 Sq M)

Car Parking and External Areas

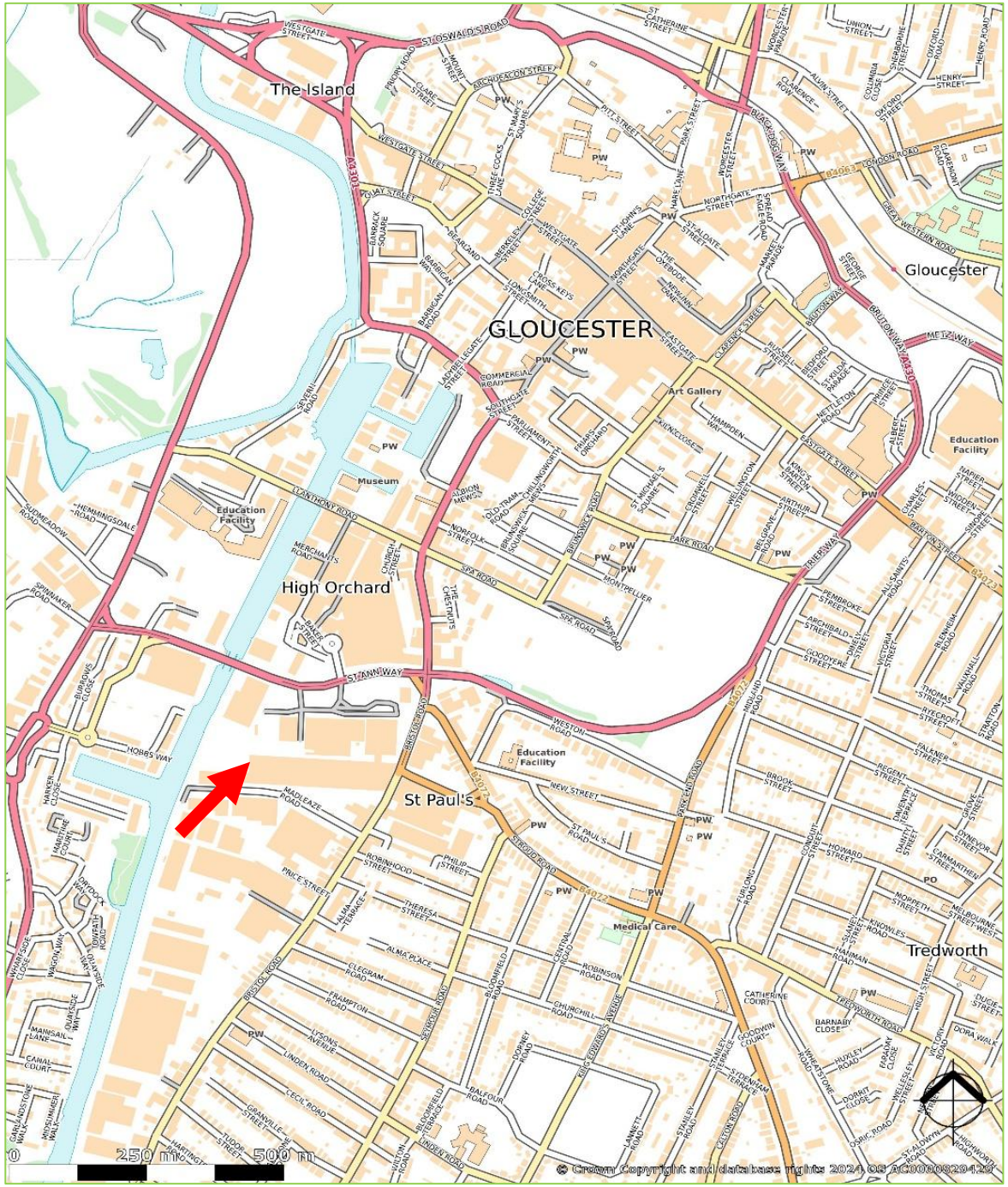
Available on a New Lease

Location

Location
The property is situated on the Madleaze Road Industrial Estate, a well established commercial estate located approximately 0.5 miles south of the City Centre, and approximately 4.5 miles north from Junction 12 of the M5 Motorway.

The Madleaze Road Industrial Estate is accessed directly off Bristol Road, being a main arterial route into Gloucester from the south.

M5 Motorway (Junction 12)	Gloucester City Centre	Cheltenham	Bristol
4.5 miles	0.5 miles	10 miles	34 miles



Accommodation | Planning

Description
A refurbished mid-terrace industrial unit of steel frame construction with a mixture of facing brickwork and profiled clad elevations under a pitched and profiled roof.

The accommodation is arranged to provide warehousing, offices and staff amenities on the ground, and offices on the first floor.

The unit benefits from LED high bay lights, and the clearance height measured to underside of the frame is approximately 10.5m.

Access to the unit is provided by an automatic roller shutter loading door, as well as a pedestrian doors to the entrance and offices.

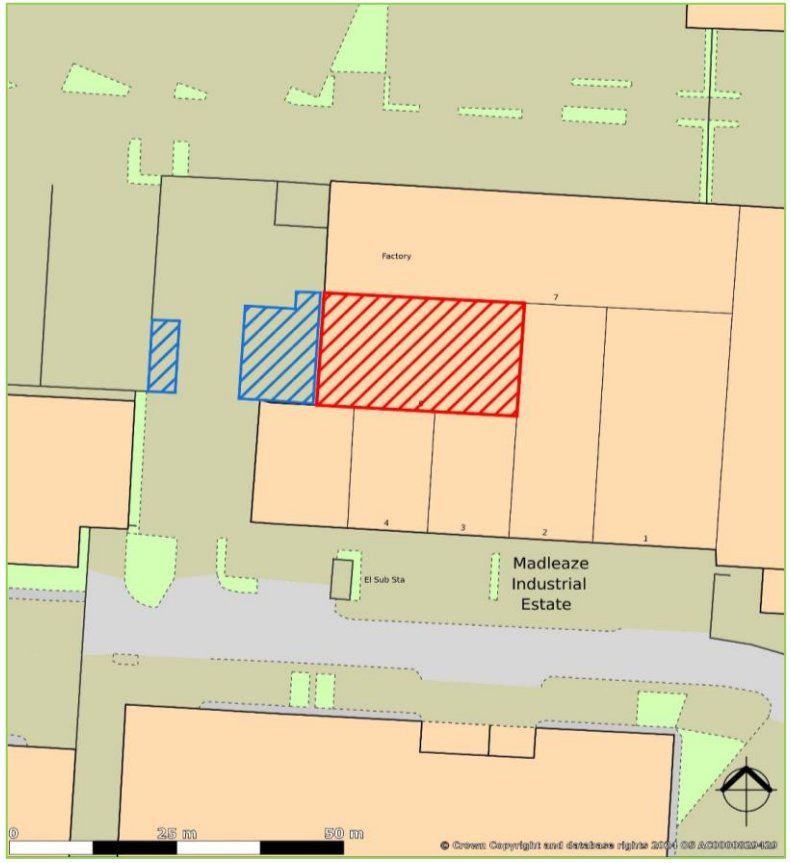
Services
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Measurements
(Approximate Gross Internal Areas)

Area	Sq ft	Sq m
Ground Floor Warehouse and Offices	6,931	643.92
First Floor Offices	1,035	96.2
TOTAL	**7,966**	**740.12**

Planning
The unit was previously used for general industrial (Class B2). It would also be suitable for light industrial purposes (Class B1) and warehousing/distribution (Class B8) subject to obtaining any necessary planning consents.

Any interested parties should make their own enquiries to the Planning Department of Gloucester City Council.



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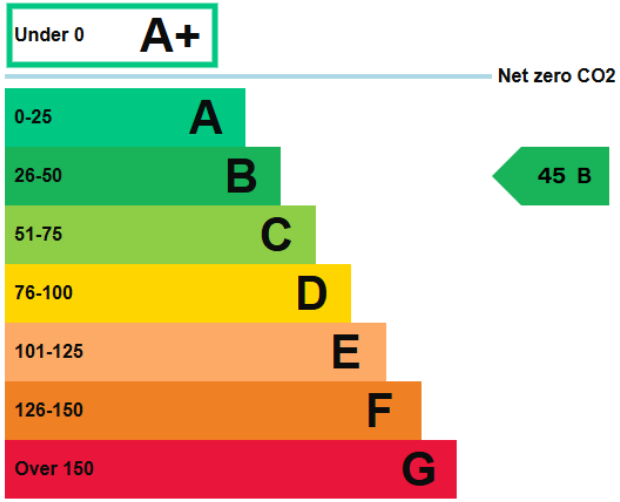
Rates | EPC | Terms

Business Rates
The Valuation Office Agency website shows that from April 2026 the property has a rateable value of £45,000.

Interested parties should make their own enquiries to Gloucester City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020.

Energy Performance Certificate
The property achieves a B:45 Rating.



Terms
Available to let by way of a new lease on full repairing ad insuring terms. The lease will be excluded from the Security of Tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II

Rent
The property is offered to let on the basis of **£7.50** per sq ft per annum exclusive of VAT.

Service Charges and Insurance
A service charge is levied by the landlord to cover the cost of maintaining the common areas of the estate. The landlord further insures the building and will recover the premium from the tenant. Full details available on request.

Legal Costs
Each party is to be responsible for their own legal costs.

References/Rental Deposits
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML
A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

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Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

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AK Ref: AJGR/GN/N97371
Date: April 2026

Subject to Contract

Adrian Rowley
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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.