UNIT E3

NEXUS2



TO LET

FULLY REFURBISHED
WAREHOUSE UNIT WITH
OFFICE ACCOMMODATION

6,225 ft² (578.3 m²)

BAMEL WAY | GLOUCESTER BUSINESS PARK | GL3 4BH

NEXUS2

LOCATION

Nexus 2 is situated on Gloucester Business Park. The park is located 5 miles from central Gloucester, and 6 miles from Cheltenham.

The estate offers motorway access via Junction 11A of the M5, allowing access to Bristol, Birmingham, and Swindon (M4) via the A417.

DRIVE TIMES (ROADS)		
A417	1.7 miles	4 min
M5 (J.11A)	2 miles	5 min
A40	3.7 miles	9 min
M4 (J.15)	29.6 miles	29 min
M6 (J.8)	57.9 miles	70 min

DRIVE TIMES (CITIES)		
Gloucester	5.1 miles	18 min
Bristol	38.1 miles	49 min
Birmingham	46 miles	71 min
Oxford	57.7 miles	78 min
Cardiff	63.1 miles	81 min
London	110 miles	148 min

Drive times approximate. Sourced by Google Maps.







GL3 4BH

what3words.com/water.overjoyed.bottled

UNIT E3

Unit E3 comprises a largely open plan warehouse of steel portal frame construction, with a minimum eaves of 7.10m, rising to 8.50m at ridge.

The warehouse benefits from a concrete floor, part blockwork and part steel clad elevations, LED lighting and a single level access electric up and over door (4.18m wide x 4.85m high) opening onto a generous forecourt loading area, including 10 marked parking spaces and 2 accessible bays.

The ground floor includes an undercroft area together with kitchenette / break out space and WCs. Fitted office accommodation together with an additional WC is provided at first floor level.

Unit E3 has recently been refurbished throughout.



UNIT E3	ft²	m²
Ground Floor	5,543	515
First Floor	682	63.3
Total	6,225	578.3









NEXUS2

SPECIFICATION

- Fully Refurbished
- Ground Level Loading Door
- Eaves Height 7.10 Metres
- Located In A Well Established Estate
- Kitchenette & WCs
- Modern Office Space
- LED Lighting

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TERMS
The property is available by way of a new lease on terms to be agreed.

PLANNING
Suitable for use classes E, B2 & B8. Prospective occupiers to satisfy themselves their use falls within the designated use classes.

BUSINESS RATES
Current rateable value is £45,000.

SERVICE CHARGE
A service charge is payable for the upkeep of the common parts. Details available upon request.

RENT
On application.

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in this transaction.

EPC
Current rating = C(73). EPC is to be reassessed following the completion of the proposed refurbishment works.



All Enquiries

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