

The Quandrant Centre

Gloucester, GL2 2AD

Warehouse | 5,515 - 18,900 ft²



On-site parking



7 m eaves height



Roller shutter doors



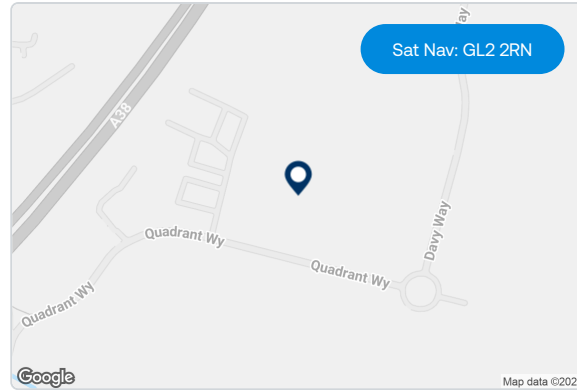
1 mile from M5 J12



Office accommodation

Available to Let





Description

The units are of steel portal frame construction with pitched clad elevations and roof. The construction provides for a clear height of approximately 7 m to the underside of the frame haunch.

The units can be accessed from a sectional overhead loading and pedestrian access door leading to the ground floor entrance lobby. The warehouses also include WC facilities.

Location

The Quadrant Centre is ideally located just off the A38 dual carriageway, accessed via the successful Waterwells Business Park. The A38 is one of the principle arterial routes of the city and offers excellent access to Gloucester City Centre, approximately 4 miles north and Junction 12 of the M5 Motorway, approximately 1 mile south.

Amenities located nearby include a Holiday Inn Express Hotel, a public house and a park & ride scheme serving Gloucester city centre, all located within Waterwells Business Park. Quedgeley District Centre is located nearby with a range of retail outlets as well as other local amenities.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
4	Warehouse	5,515	Immediately	4,370
5	Warehouse	6,730	Immediately	5,285
13	Warehouse	6,655	Upon request	5,270
Total		18,900		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

Further information

EPC
Unit 4 : B, Unit
5 : B, Unit 13 : C

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

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