

To Let - Warehouse Unit

**Within the Firfax Building,
Meteor Business Park,
Cheltenham Road East,
Gloucester, GL2 9QL**

Location:

Meteor Business Park is located midway between Gloucester and Cheltenham on the B4063. The business park is of high quality with the estate having been developed in recent years. Other occupiers in the vicinity are Messier Dowty, Ultra Electronics and Clarkson Evans.



Description:

- The property comprises part of a modern detached building of steel framed construction with part brick/part clad elevations. The roof is fully clad and incorporates translucent panels at regular intervals.
- The unit provides accommodation over two floors with warehouse, office/staff room, WC facilities on the ground floor and mezzanine storage on the first floor. The mezzanine is accessed via a steel staircase.
- Access to the unit is by way of a pedestrian door and an electronically operated roller shutter door.
- This unit would be ideal for someone in the electrical/electronics or IT industries.

Accommodation:

The approximate internal area totals 2,000 sq ft and is broken down as follows:

- ground floor = 1,193 sq ft
- mezzanine = 807 sq ft

Rent:

£12,500 per annum exclusive

Service Charge:

A service charge will be levied to the occupier to cover the costs associated with the common parts of the property to include building maintenance and insurance, electricity, water but exclusive of telecoms charges and business rates.

Rating Information:

Rateable value = £12,500

Rate in £: 2009/2010 = 0.485

Terms:

The unit is available by way of a new lease for a term of 3 years.

Legal costs:

Each party to bear their own legal costs incurred in the transaction

**Contact Zoe Gibbs
on 01452 855060**