

Land Development

# UNIT 17B | INDURENT PARK GLOUCESTER

Indurent Park Gloucester, Stonehouse Road,  
Gloucester, GL10 3EZ

## UNIT 17B | 6,366 SQ FT

Unit 17B is a 6,366 sq ft unit that includes both warehouse and office space

Unit 17B is a 6,366 sq ft unit that includes both warehouse and office space. With a clear internal height of 6 meters and a loading door, this unit is perfect for businesses seeking a flexible industrial space. The property also boasts sustainable design elements, including PV solar panels and LED lighting to help lower operational costs. Located just half a mile from Junction 12 of the M5, the unit enjoys great transport links.

Lease Type

New



### Unit Summary

- ☒ 50kN/sqm Floor Loading
- ☒ LED Lighting
- ☒ Solar panels
- ☒ Close to Transport
- ☒ EV Car charging
- ☒ Premier Industrial Location

### Occupational Costs

|                    | Per Annum     | Per Sq Ft     |
|--------------------|---------------|---------------|
| Rent               | £81,167.00    | £12.75        |
| Rates              | Not specified | Not specified |
| Maintenance Charge | Not specified | Not specified |
| Insurance          | Not specified | Not specified |
| Total Cost         | £81,167.00    | £12.75        |

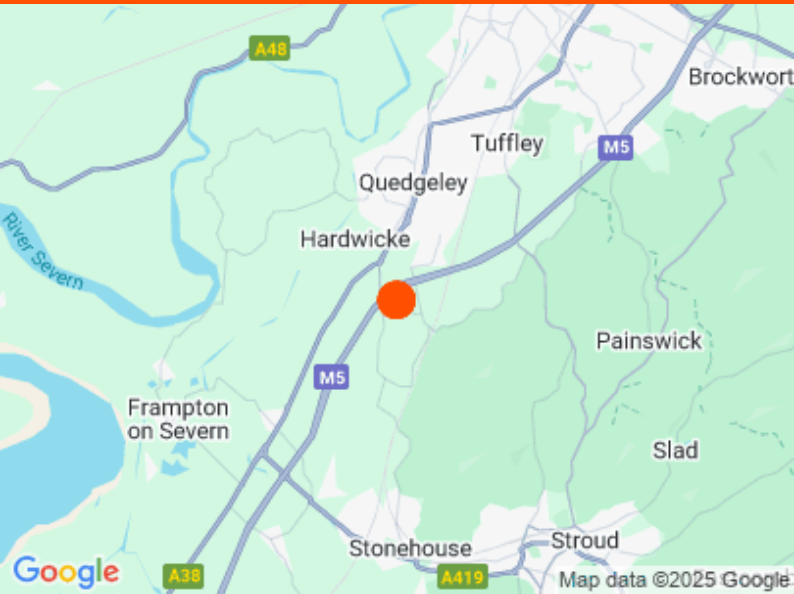
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

For more info please visit: [unit.info/U1D0500010](http://unit.info/U1D0500010)

**+44(0) 808 169 7554**

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## Location

Set across 58 acres of land, Indurent Park Gloucester is an established industrial and logistics location, currently home to 10 high-quality, sustainable warehouses. The park is strategically located just half a mile from Junction 12 of the M5.



Road  
Gloucester: 6 miles



Airport  
Bristol: 40 miles



Rail  
Avonmouth: 29 miles

## Additional Information

|                |  |
|----------------|--|
| Planning Class | General Industrial   |
| Lease Summary  | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings       | Contact us now to arrange a viewing.   |
| Legal Costs    | Each party will be responsible for their own legal costs incurred.                                 |
| EPC            | A  |

## Key Contact



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