

FOR SALE/TO LET

NEW INDUSTRIAL WAREHOUSE UNITS

FROM 2,000 sq ft (185.80m²) to 23,400 sq ft (2,173.86m²)

THE QUADRANT CENTRE, QUEDGELEY, GLOUCESTER

A Development by Ashtenne



Call direct on
0117 9380656
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THE QUADRANT CENTRE, QUEDGELEY, GLOUCESTER



LOCATION

The Quadrant Centre is superbly located approximately 1.5 miles north of Junction 12 of the M5 motorway with access from the A38 dual carriageway via Waterwells Business Park to the north and an exit on to the B4008 Bristol Road.

Amenities located close by include a 106-bed Holiday Inn Express hotel, a public house and a park and ride scheme serving Gloucester city centre, all located within Waterwells Business Park. Quedgeley District Centre is located close by with a range of food and non-food retail outlets as well as other local amenities.

DESCRIPTION

The development comprises 15 new industrial warehouse units built to a high specification including:-

- Brick, block and clad elevations under double skinned roofs.

- Steel portal frame construction providing an internal eaves height of approximately 6 metres.
- First floor offices provided within the larger units.
- Excellent loading and car parking provisions.

TERMS

Freehold or leasehold. Terms upon application.

VAT

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

SCHEDULE OF ACCOMMODATION

The following are approximate gross internal floors areas:-

UNIT		GF	FF	TOTAL
1	Industrial Warehouse Area	2,520sqft	-	2,520 sqft (234.21m ²)
2	Industrial Warehouse Area	2,510 sq ft	-	2,510 sqft (233.30m ²)
3	Industrial Warehouse Area	2,000 sq ft	-	2,000 sqft (185.80m ²)
4	Industrial Warehouse Area	5,515 sq ft	-	5,515 sqft (512.27m ²)
5	Warehouse / First Floor Office	6,100 sq ft	630 sqft	6,730 sqft (625.22m ²)
6	Warehouse / First Floor Office	6,060 sqft	630 sqft	6,690 sqft (621.50m ²)
7	Warehouse / First Floor Office	10,520 sqft	1,210 sqft	11,730 sqft (1,089.72m ²)
8	Warehouse / First Floor Office	10,560 sqft	1,210 sqft	11,770 sqft (1,093.43m ²)
9	Industrial Warehouse Area	4,535 sqft	-	4,535 sqft (421.29m ²)
10	Industrial Warehouse Area	4,580 sqft	-	4,580 sqft (425.38m ²)
11	Industrial Warehouse Area	3,840 sqft	-	3,840 sqft (356.86m ²)
12	Industrial Warehouse Area	3,815 sqft	-	3,815 sqft (354.53m ²)
13	Warehouse / First Floor Office	6,040 sqft	615 sqft	6,655 sqft (618.10m ²)
14	Warehouse / First Floor Office	6,060 sqft	615 sqft	6,675 sqft (620.11m ²)
15	Warehouse / First Floor Office	6,015 sqft	615 sqft	6,630 sqft (615.93m ²)

SUBJECT TO CONTRACT
N50624/AJGR/28.6.06/Quadrant Dist Centre



For Further Information



These details are believed to be correct, however their accuracy cannot be guaranteed and do not form part of any contract. 09/06