

alder king

PROPERTY CONSULTANTS

TO LET

2 Eastbrook Road, Off Eastern Avenue, Gloucester, GL4 3DB



Industrial Warehouse Space

- Approximately 8,062 sq ft (748.96 sq m)
- Plus Mezzanine Floor 782 sq ft (72.61 sq m)
- Available on a New Lease
- Excellent Location

alder king

01452 623290

To Let
8,062 sq ft plus Mezzanine
With Yard
alderking.com

Location

Location

The property is located in Eastbrook Road which can be accessed from Eastern Avenue forming part of the A38 Gloucester Ring Road. There is also access from Metz Way which leads directly into the centre of Gloucester.

Eastern Avenue provides access to Junction 11 of the M5 Motorway network approximately 5 miles north east, Junction 11A approximately 4 miles east, and Junction 12 approximately 3 miles south.

M5 J12



3 Miles South

M5 J11A



4 Miles East

Gloucester City Centre

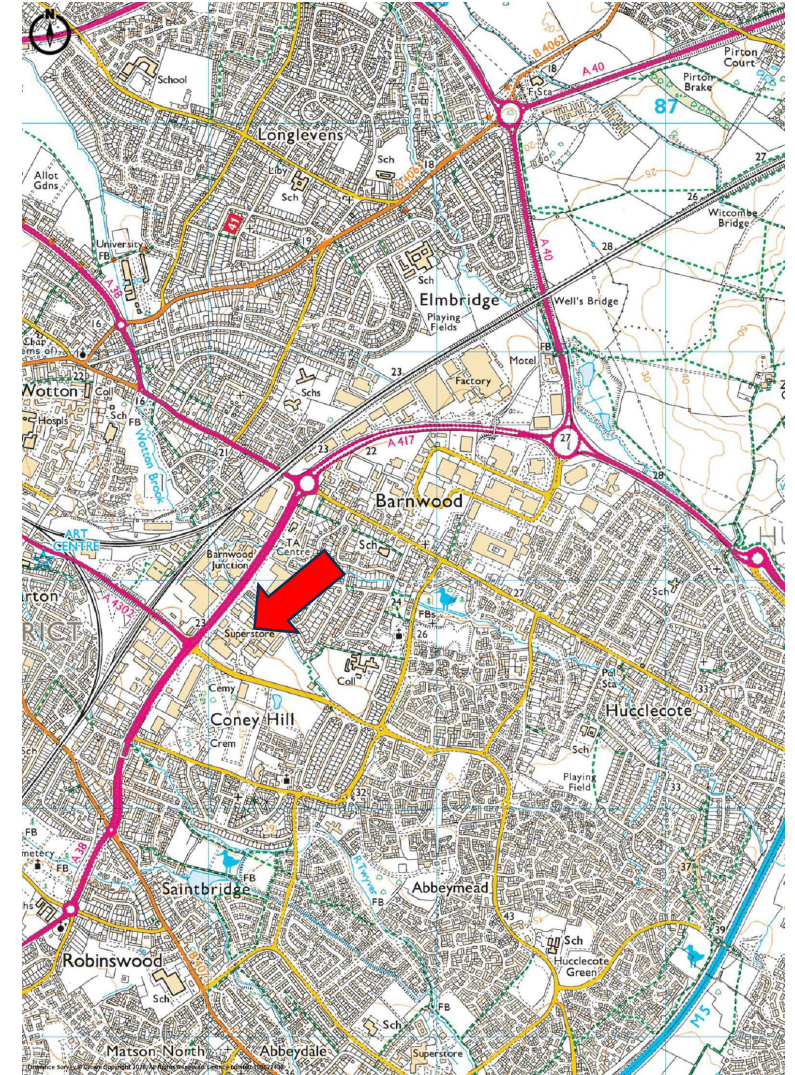


2 miles

Cheltenham



8 miles





Accommodation

Description

The building comprises a single storey industrial warehouse building constructed on three portal frames. The front two have clear heights of approximately 3 m the rear approximately 5.6 m.

The building is arranged with office and ancillary accommodation to parts of the front and middle bays fitted to a good standard. A rear yard provides loading access in to the rear elevation

A mezzanine floor is installed in the rear bay.

A third party occupies a single office room with side access and has the use of a communal tea point and single wc. This party also use two storage structures located in the rear yard with access arrangements to be agreed.

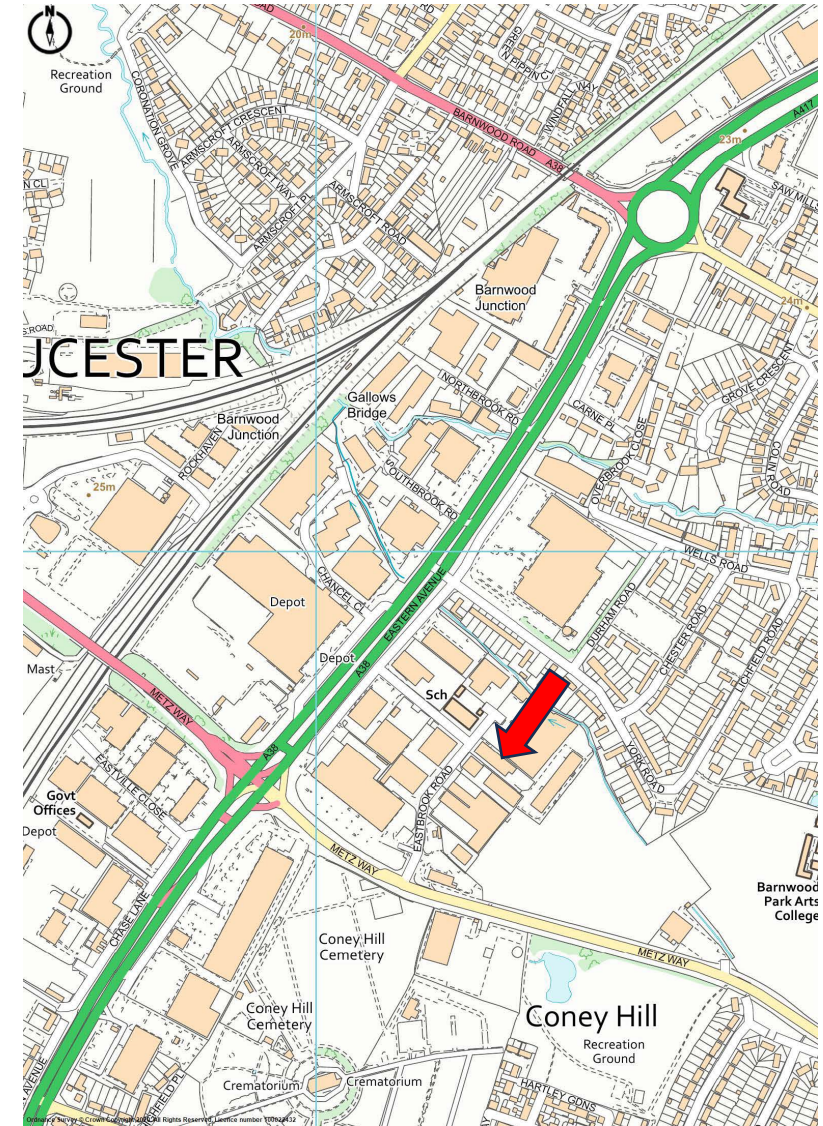
Services

We are advised that all main services are connected to the property. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Accommodation

All measurements are approximate Gross Internal Areas

Area	Sq ft	Sq m
Industrial Warehouse Area	6,571	610.45
Office and Ancillary Areas	1,491	138.51
TOTAL	8,062	748.96
Plus Mezzanine	782	72.65





Planning | Rates | EPC | Terms

Planning

The most recent use has been for industrial purposes. We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the local authority.

Business Rates

The Valuation Office Agency website states that from April 2026 the property has a rateable value of £48,250.

Interested parties should make their own enquiries to the local billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is E-109 and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available on a new full repairing and insuring lease, outside the security of tenure provisions of the 1954 Landlord & Tenant Act, on terms to be agreed.

Rent

To be based on £8.00 per sq ft per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

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

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: AJGR/N92475

Date: March 2026

Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.