



# TO LET



# Marlan House

Lower Tuffley Lane, Gloucester GL2 5DT

**TO BE REFURBISHED**

Detached Industrial/Warehouse Building – Approximately 15,675 sq ft (1,456.14 sq m)  
Available on a New Lease on Terms to be Agreed

# Location

The property is located in Lower Tuffley Lane accessed off the A430 Bristol Road approximately 2 miles south of Gloucester city centre and approximately 3.5 miles north of Junction 12 of the M5 Motorway.

This is an excellent and established commercial location with the major intersection of Bristol Road, the A38, the Ring Road and the South West Bypass being within 0.25 of a mile.



**M5 – J12**

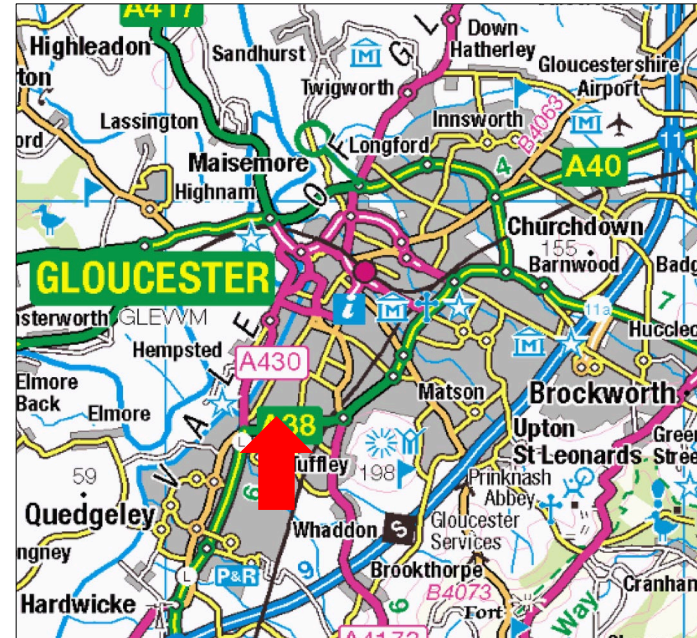


**3.5 miles**

**Gloucester City Centre**



**2 miles**



# Accommodation

## Description

The property comprises a detached industrial warehouse building originally constructed in the 1980's with two storey offices and subsequently extended with an additional industrial warehouse bay to the rear of the original building.

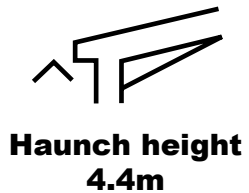
The building is constructed on a steel frame with brick and clad elevations and part height internal blockwork. The original frame provides for an internal clear height to the frame haunch of approximately 4.4m. Loading is by way of two roller shutter loading doors in the front elevation.

Two storey offices are located at the front of the building providing a range of office rooms, kitchen and separate male and female wcs. The offices are centrally heated, carpeted, lit and have a mix of timber framed and UPVC framed windows. A partitioned store accessed from both the ground floor office and the industrial warehouse area is located to the rear of the office block with storage space above.

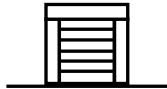
Externally the property benefits from a large car park and yard with extensive landscaped areas. Double gates secure the access off Lower Tuffley Lane.

A high-pressure gas pipeline crosses the site beneath the car park and landscaped areas, turning to run along an adjoining access road outside and to the east of the demise.

Area	Sq ft	Sq m
Original Industrial Warehouse Area	7,845	728.81
Industrial Warehouse Extension	5,243	487.09
Ground Floor Offices	887	82.36
First Floor Offices	900	83.60
Ground Floor Store	400	37.14
Storage Over	400	37.14
<b>Total:</b>	<b>15,675</b>	<b>1,456.14</b>



**2 Loading  
Doors**



**Onsite  
parking**



**Kitchenette**



**WC facilities**





# Rates | EPC | Terms

## Services

We are advised that all main services are connected to the premises. 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.

## Business Rates

The Valuation Office Agency lists the property as Workshop and Premises with a rateable value of £52,000.

Interested parties should make their own enquiries to Gloucestershire County Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

## 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 lease on terms to be agreed.

## Rent

On application.

## 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:



## Alder King Property Consultants

Brunswick House  
Gloucester Business Park  
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[www.alderking.com](http://www.alderking.com)

**AK Ref:** AJGR/SVM/100398

**Date:** March 2025

**Subject to Contract**



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## Important Notice

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### 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.

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