

alder king

PROPERTY CONSULTANTS

**Unit 8
Mill Place 1
Bristol Road
Gloucester
GL1 5SQ**

TO LET

**Industrial
Warehouse Unit**

**Approximately 5,286 Sq Ft
(491.08 Sq M)**

- Close to city centre
- Competitive rent
- New lease available
- Popular business location



Location

The Mill Place estate enjoys a highly accessible position on Bristol Road (A430), one of Gloucester's main arterial routes, approximately 0.5 miles south of Gloucester city centre.

The estate benefits from excellent connectivity, with Junction 12 of the M5 motorway around 3–4.5 miles away, providing convenient access to Bristol, Cheltenham, Birmingham and the wider South West.

Situated within an established commercial area, occupiers benefit from nearby amenities including Gloucester Quays, Peel Retail Park, the city centre and Gloucester railway station

**Railway
station**



1 mile

**M5
Motorway**



4.5 miles

**Gloucester City
Centre**

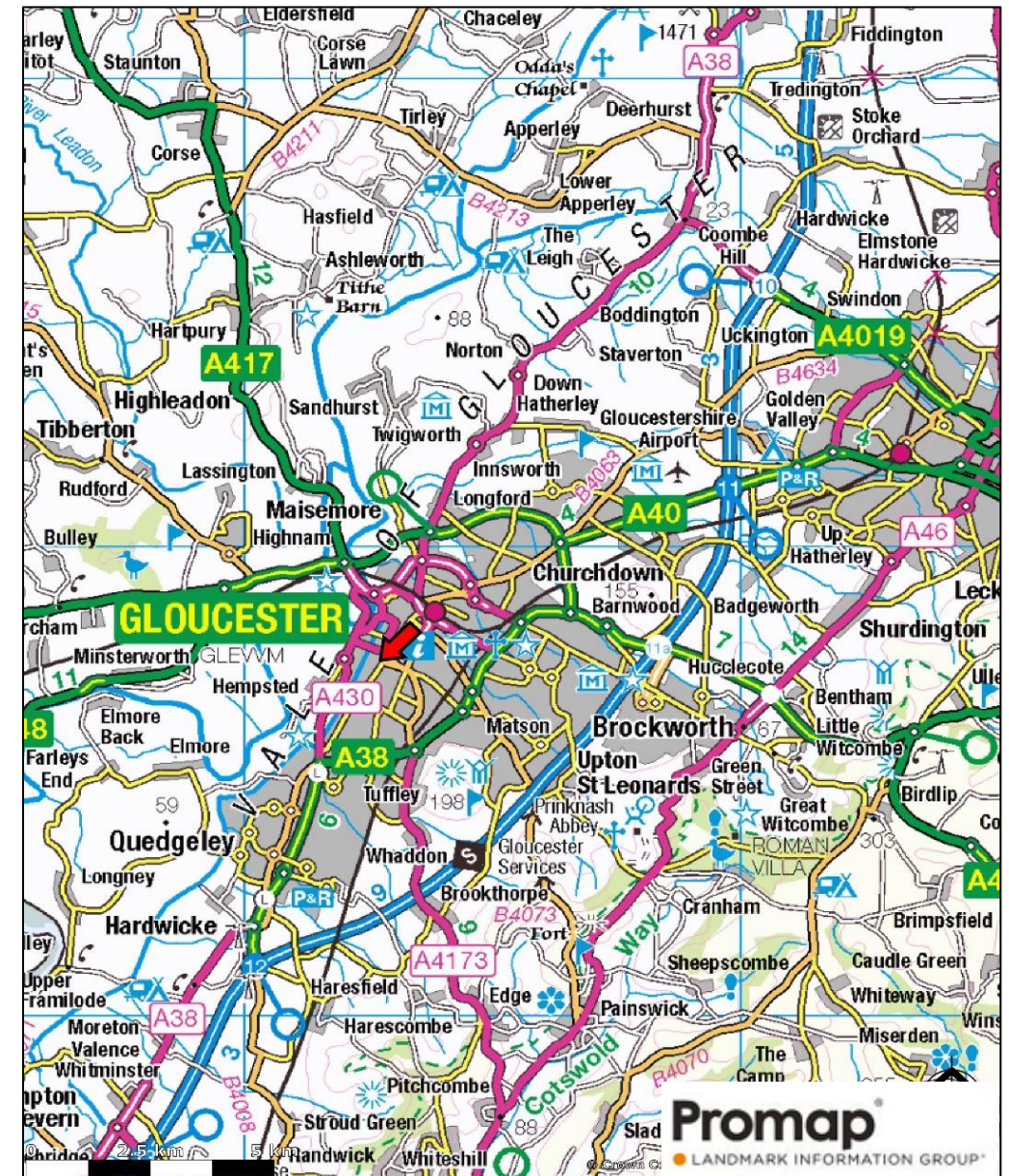


0.5 miles

Cheltenham



9 miles



Accommodation

Description

The unit comprises a mid-terrace industrial warehouse building of steel portal frame construction with profiled metal sheet cladded elevations, beneath a pitched insulated roof incorporating translucent roof lights.

The accommodation provides warehouse / workshop space with mezzanine offices and staff amenities, including kitchenette and a WC.

The construction provides for an internal clear height of approximately 4.10m measured to the underside of the frame haunch.

Loading access is provided via a full-height roller shutter door together with a separate pedestrian entrance.

Measurements

(approximate gross internal area)

Area	Sq ft	Sq m
Warehouse and offices	5,286	491.08

Warehousing



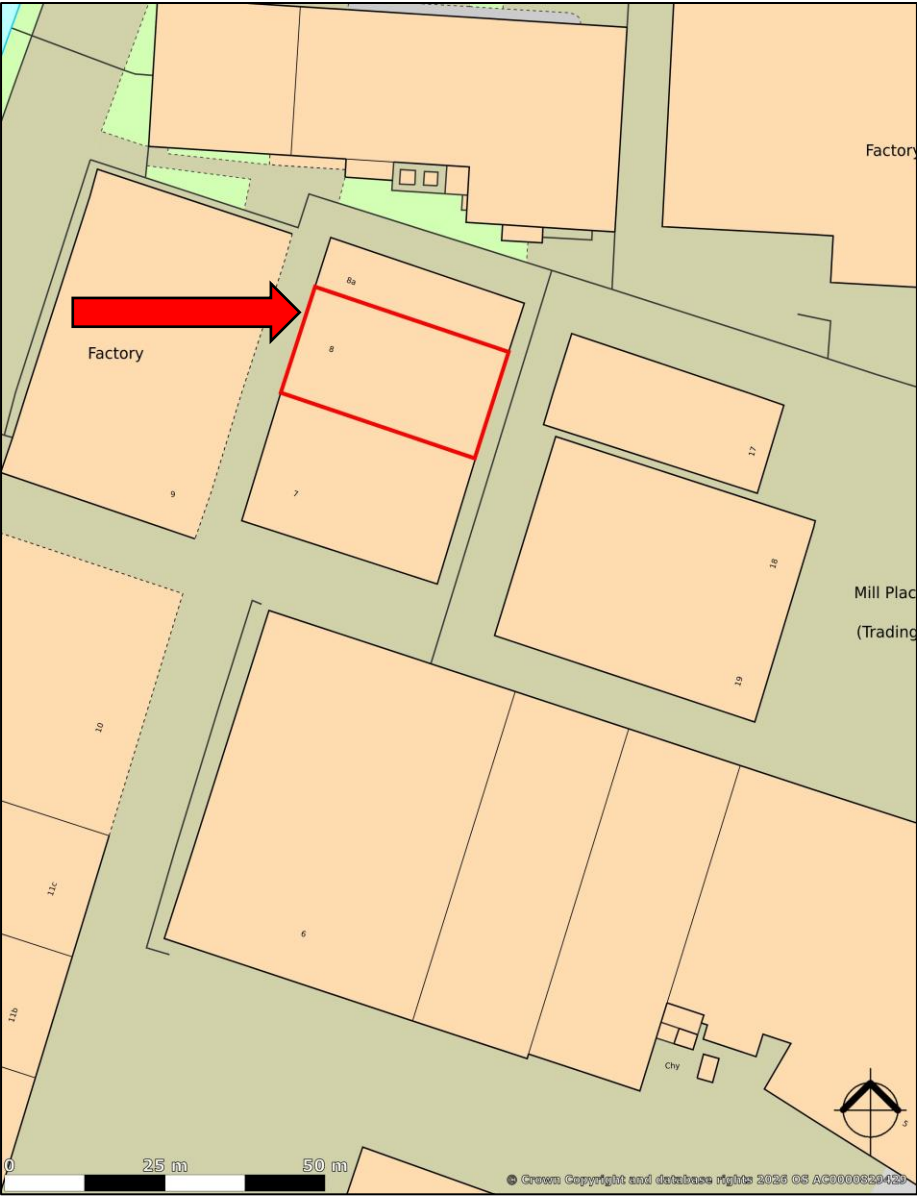
Offices



WC facilities



Car Parking



Rates | EPC | Terms

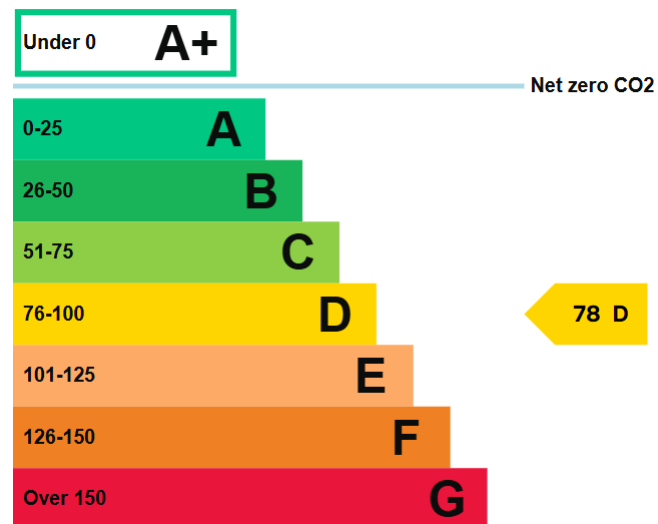
Business Rates

The Valuation Office website states that the property has an assessment for Business Rates at £15,250. A change in occupation may trigger an adjustment of this assessment. Interested parties are to make their own enquiries of the local billing authority.

Code for Leasing

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

Energy Performance Certificate



Terms

The building is available on a new full repairing lease, for a period of years to be agreed, and contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954. Prospective tenants may be required to provide a security rental deposit.

Rent

£24,687 per annum exclusive.

Service Charge

The occupier will be responsible for the payment of the estate service charge.

Legal Costs

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

VAT

Under the Finance Acts 1989 and 1997, VAT will 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 sole agents:



Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester GL3 4AA

www.alderking.com

AK Ref: GN/N102735

Date: July 2026

Subject to Contract



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Important Notice

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A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.