

alder king

PROPERTY CONSULTANTS

TO LET

Unit 4

**Pegasus Centre
Gloucester Business Park
Gloucester
GL3 4FF**

**Approximately
1,842 sq ft (171.11 sq m)**

Industrial Warehouse Unit

New Lease Available

**Excellent Business
Park Location**

**Close Access to
M5 Motorway at J11A**



Location

The building is located within Gloucester Business Park which is regarded as the regions principal business park. It is positioned between Gloucester and Cheltenham with direct access to the M5 Motorway Junction 11A and the A417/9 Gloucester/Swindon trunk road. Gloucester Business Park extends to approximately 220 acres and provides high quality business accommodation within an extensively landscaped environment.

In addition, the Park offers on site retail and leisure facilities with a large 24 hour Tesco foodstore and petrol station, a public house, a David Lloyd Heath Club, a hotel and a district shopping centre. The Park provides a 24 hour security presence and CCTV monitoring of the communal Park areas.

**M5 Motorway
Junction 11A**



1.5 miles

Gloucester

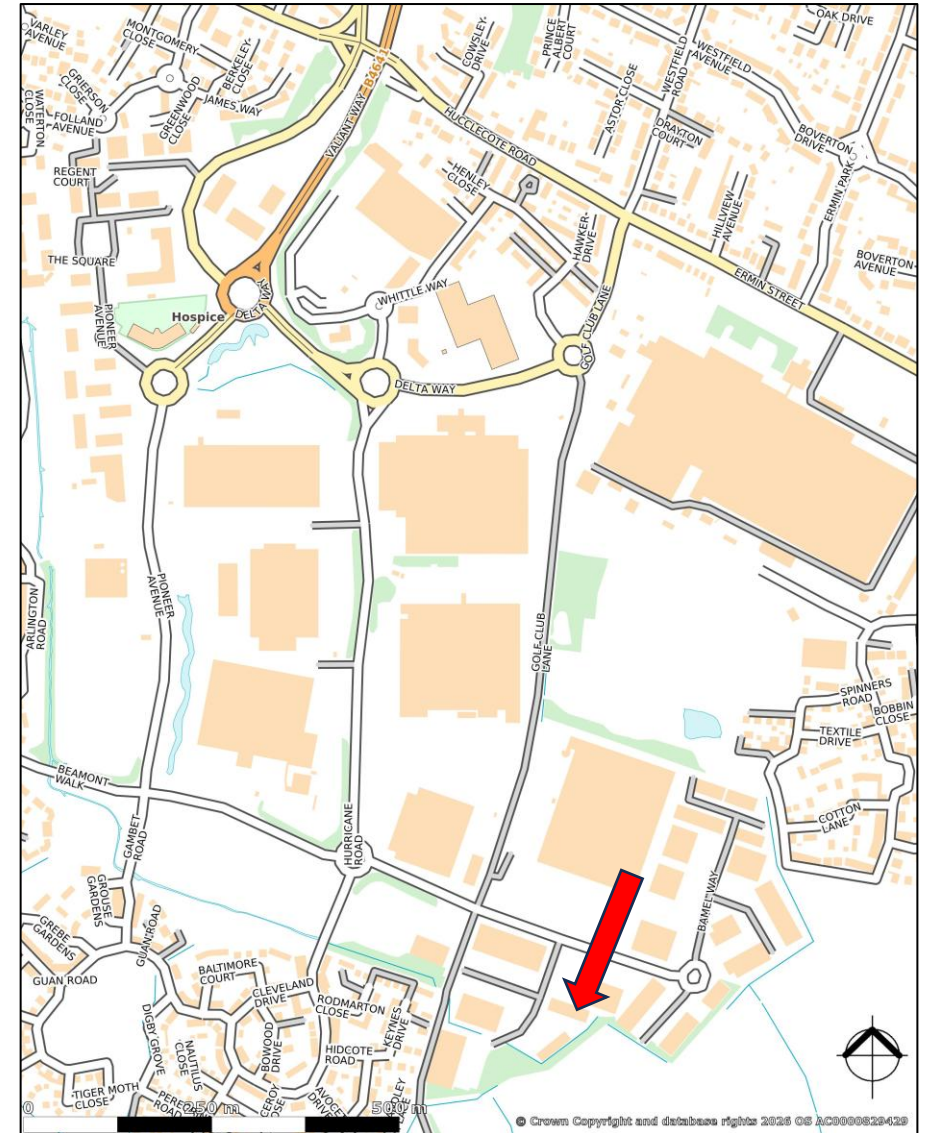


3 miles

Cheltenham



7 miles



Accommodation

Description

A modern mid-terrace warehouse unit of steel portal frame construction with concrete floor, part profiled steel clad and brickwork walls.

The roof is profile insulated cladding and incorporates translucent light panels.

The unit is accessed by a pedestrian door within the front elevation, and loading is via a sectional overhead loading door. The construction provides for an internal clear height of approximately 5.0 metres.

There is a tarmacadam's surfaced car park for 2 vehicles and a loading area, there is also an area for communal car parking on a first come first served basis.

Service Charge

A charge is levied by the Estate Landlord to cover the costs associated with upkeep and maintenance if the common areas.

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.

Floor Area

(approximate gross internal area)

Area	Sq ft	Sq m
Unit 4	1,842	171.11

Industrial & Logistics



Onsite parking



**Haunch height
5.0m**





Rates | EPC | Terms

Business Rates

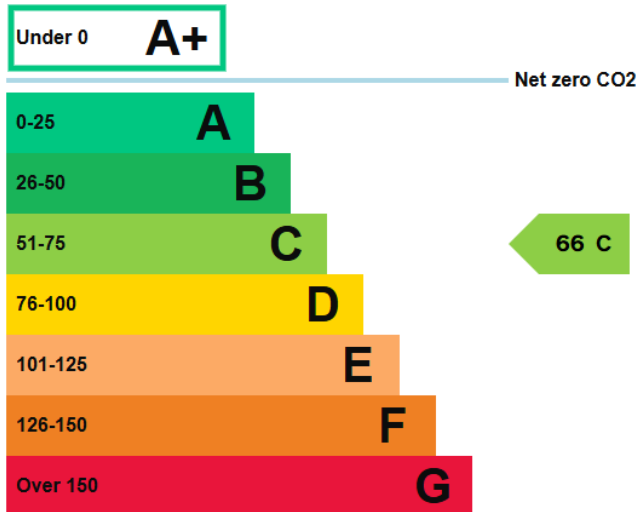
The Valuation Office website states that from April 2026 the property has a Rateable Value of £13,500.

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

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 minimum term of 5 years, to be 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

£24,000 per annum, exclusive of VAT.

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 agents:



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Gloucester GL3 4AA

www.alderking.com

AK Ref: N102577

Date: May 2026

Subject to Contract



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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
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.