

alder king

PROPERTY CONSULTANTS

TO LET

Unit A1, Goodridge Avenue, Goodridge Business Park, Gloucester, GL2 5EA

**Approximately
5,528 sq ft
(513.56 sq m)**

**Refurbished
Industrial Warehouse
Unit**

**Secure Yard
Compound and Car
Parking**

Mounted Solar Arrays

EPC -7 A+

**Approx. 3 miles from
J12 (M5 Motorway)**



Location

The premises is located at Goodridge Business Park, accessed from Goodridge Avenue which is located directly off the adjacent junction which connects the A38 to the A430 Gloucester South Western bypass.

Gloucester City Centre is approximately 2.5 miles north, Cheltenham 16 miles north east, Tewkesbury 14 miles north and Bristol 40 miles south west. The M5 Motorway can be accessed at Junction 12, approximately 3 miles south.

Other occupiers on the site include Roofbase, Mercury Glazing, Hydroscand Hose & Fittings and Futures Care.

**Gloucester
City Centre**



**2.5 miles
north**

Cheltenham

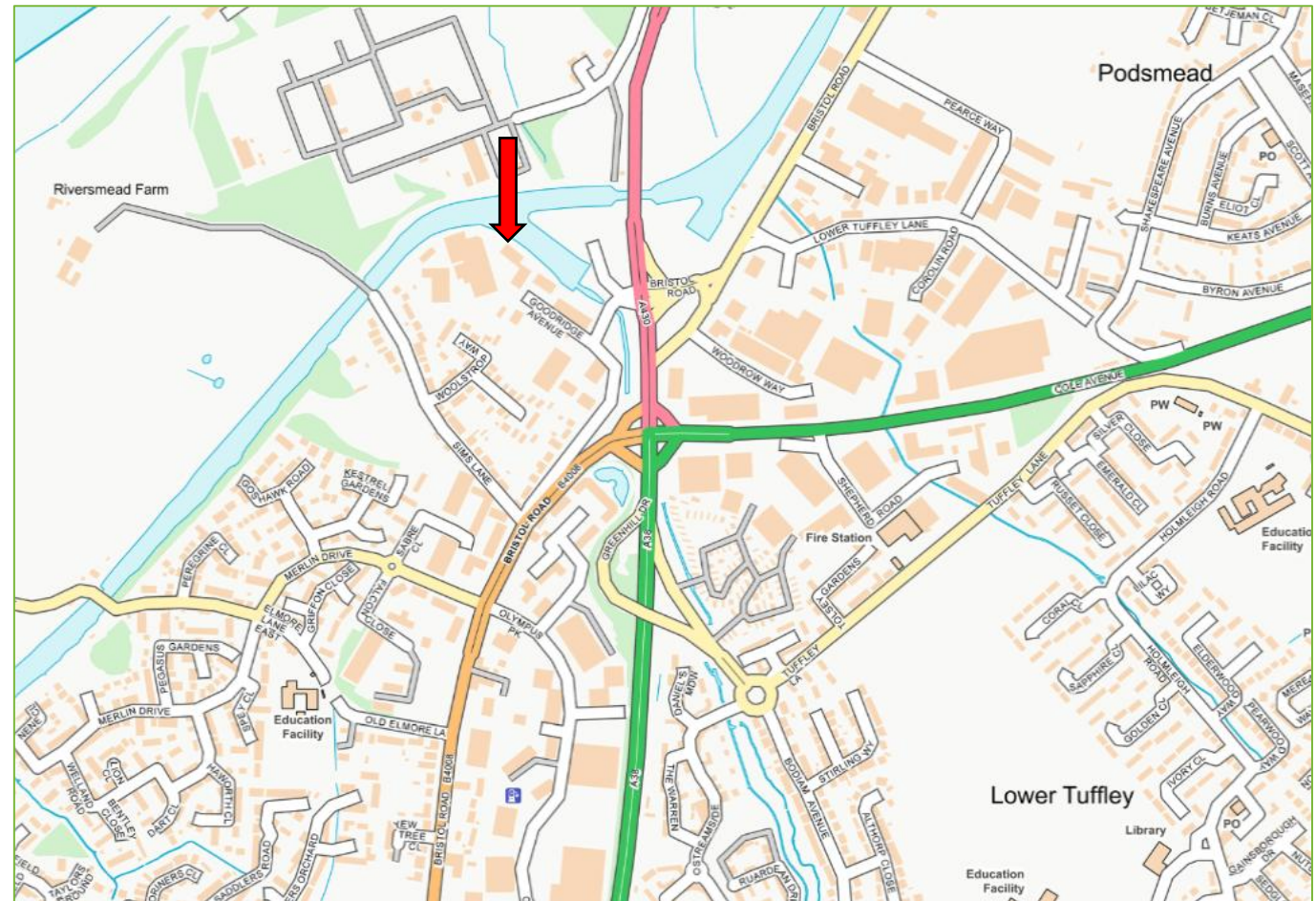


**16 miles
north east**

Bristol



**40 miles
south**



Accommodation

Description

A refurbished industrial warehouse building with brick elevations under a new composite and well insulated roof incorporating translucent light panels along with solar arrays.

The unit comprises warehouse and office accommodation, and separate male and female WCs. Further benefits include a secure yard compound, circulation and car parking area.

Goods loading is via a sectional overhead loading door. The clear height is approximately 3.3 metres.

The unit has recently undergone significant refurbishment and could be suitable for a variety of uses, such as retail trade counter or other, subject to planning. Available from 1st May 2026.

Services

We are advised that all main utility services are connected to the building, and a significant proportion of the electricity used is generated from renewable sources in the form of Solar Panels.

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 A1	5,528	513.56

Industrial & Logistics



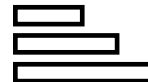
Refurbished



Gated Secure Compound



**EPC Rating –
-7 A+**



Rates | EPC | Terms | Vat | AML

Business Rates

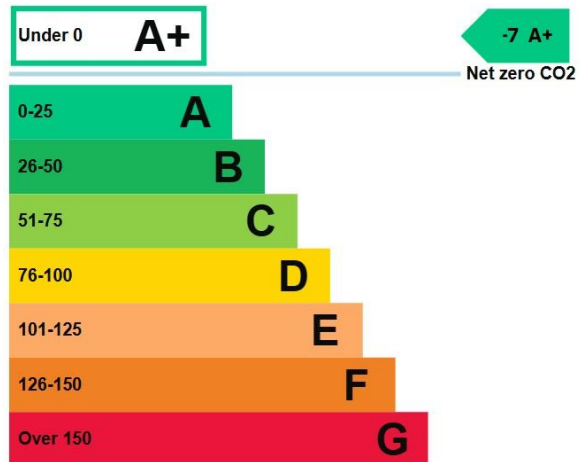
The Valuation Office website states that from April 2026 the property has a Rateable Value of £52,000.

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 will be required to provide a security rental deposit.

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 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.





COSTA
COFFEE



roofbase .com

Speedy Hire

KFC

pets
at home

Wickes

JEWSON

TOOLSTATION



0 100 m 200 m

Viewing Arrangements

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



Alder King Property Consultants

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Gloucester Business Park
Gloucester
GL3 4AA
www.alderking.com



Giles Nash
01452 627135
07503 017 301
gnash@alderking.com

AK Ref: GN/N102347 **Date:** May 2026 **Subject to Contract**

Joint Agents:

Kurt Wyman Surveyors & Property Agents, 1 Newcourt, Steadings Business Centre, Maisemore, Gloucester. GL2 8EY www.kurtwymansurveyors.co.uk

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
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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.