



**TO LET**

**Unit 8**

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

**Approximately  
1,300 sq ft (120.78 sq m)**

**Industrial Warehouse Unit**

**New Lease Available**

**Excellent Business  
Park Location**

**Close Access to  
M5 Motorway at J11A**





# 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 tarmac 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 8	1,300	120.78

### 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 £10,000.

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](http://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**

A new EPC has been commissioned.

## **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**

£17,000 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:



## Alder King Property Consultants

Brunswick House  
Gloucester Business Park  
Gloucester GL3 4AA

[www.alderking.com](http://www.alderking.com)

**AK Ref:** N102449

**Date:** April 2026

**Subject to Contract**



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### 2. Misrepresentation Act 1967

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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.