



Unit A1 Nexus

GLOUCESTER BUSINESS PARK

Hurricane Road
Gloucester
GL3 4AG

Single let Industrial Investment

alder king

PROPERTY CONSULTANTS

Investment Summary

- Prime south west location on Gloucester Business Park.
- Freehold.
- Modern end-terrace industrial unit totalling 4,998 sq ft.
- Let to Adnet Precision Engineering Ltd on a 10-year FRI lease (expiry 2034, break 2029).
- Passing rent £52,479 pa reflecting £10.50 psf with upward-only reviews.
- Established engineering manufacturer serving aerospace, defence and high-tech sectors.
- Gloucester industrial market: tight supply, strong demand, continued rental growth.
- Offers sought in excess of £712,000 reflecting a NIY of 7%, a reversionary yield of 7.66% and a capital value of £142 psf.
- Pricing underpinned by vacant possession value.



Location

Gloucester is the administrative centre of the county of Gloucestershire and is one of the principal commercial centres in the South West of England. The historic cathedral city is located approximately 28 miles from Worcester, 32 miles from Bristol and 94 miles from Birmingham.

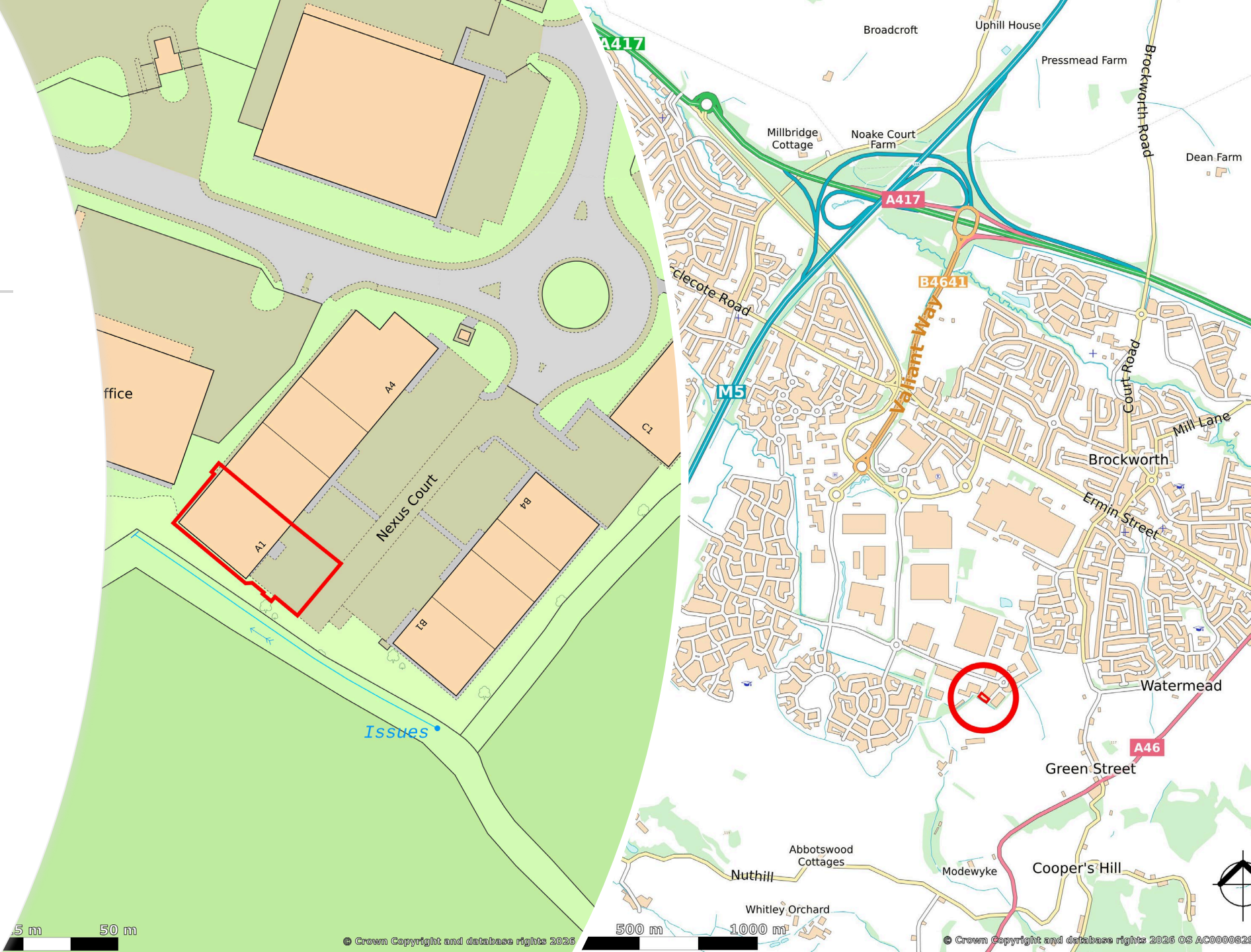
The city benefits from excellent road communications with access to the M5 via junctions 11, 11a and 12. The A417/9 also links the city to junction 16 of the M4 at Swindon. Gloucester Railway Station provides a direct link to London Paddington, as well as services to Cheltenham Spa, Bristol Temple Meads and Cardiff Central.

ROADS

Gloucester City Centre	4 miles
Cheltenham	7 miles
Bristol	37 miles
Oxford	45 miles
Birmingham	56 miles
Central London	10 miles

RAIL

Cheltenham Spa	7 mins
Bristol Parkway	36 mins
Swindon	51 mins
London Paddington	1 hr 55 mins



Gloucester Business Park

Gloucester Business Park sits between Gloucester and Cheltenham and adjacent to the M5 motorway Junction 11A and the A417 Gloucester Swindon trunk road, the two major arterial routes for the region.

The Park extends to some 275 acres and has been developed by Arlington, one of the UK's major specialist business park developers. The site opened in 1998 and quickly became established as the regions premier business location, unique in providing unrivalled accessibility, a superb environment and a full range of on-site retail and leisure amenities.

To date, over 2.8 million sq ft of high-quality accommodation has been developed, including a range of Grade A office buildings, together with large distribution facilities and small industrial units.

There are a significant number of high-profile occupiers based at Gloucester Business Park, many of which occupy strategic operations in the South West and also operate long-term contracts for the Government Communications Headquarters (GCHQ) in neighbouring Cheltenham.

The Park provides an unrivalled amenity offer with a Tesco Extra superstore, Costa Coffee café, Subway, Greggs, Premier Inn hotel, Brewers Fayre pub and a David Lloyd health club.

Rents and capital values set on the park are consistently amongst the highest in the area, reflecting the Park's position as the premier business location in the region.



Description

Unit A1 comprises a modern end of terrace industrial warehouse unit of steel portal frame construction with block/clad elevations beneath a double skinned roof.

Access is via a sectional overhead loading door to the front elevation. The unit benefits from an internal eaves height of approximately 6.5 metres.

The first floor offices are accessed from a ground floor lobby and pedestrian entrance door.

Externally there is a service yard to the front with 8 parking spaces including 1 x EV charging point.

The building provides the following approximate Gross Internal Floor Area:

Gross Internal Area (GIA)	sq m	sq ft
GF Industrial Warehouse	327.4	3,524
GF Entrance Lobby & Amenity	68.46	737
FF Office	68.46	737
Total	464.32	4,998



Tenure

Freehold.

Tenancy

The property is let to Adnet Precision Engineering Ltd on a 10 year lease expiring 18 December 2034.

The lease is subject to a tenant break option on 19 December 2029 with 6 months prior notice. The unexpired term is approximately 8.5 years to expiry (3.5 years to break).

The lease is drawn on FRI terms limited by schedule of condition.

The passing rent is £52,479 per annum reflecting £10.50 per sq ft and is subject to 5 yearly upward only review to open market rent.

The lease is contracted outside the 1954 Act.



Covenant Information

Adnet Precision Engineering Ltd is a long-established Gloucestershire-based manufacturer specialising in high-precision CNC-machined components. The company serves high performance sectors including aerospace, defence, semiconductor, pharmaceutical, oil and gas, metrology and advanced scientific industries.

For the year ending 30 April 2025, the company reported a net worth of £245,000.

Local Industrial Market

Restricted availability of industrial space in Gloucester leading to significant tenant demand. Excellent local supply and demand characteristics with a shortage of available space and good rental growth prospects.

The market has experienced rapid rental growth over recent years. Rents are now in the region of £11.50 per sq ft for similar buildings. Supply remains tight with no new development planned. With a lack of development pipeline, rents are anticipated to keep rising as existing stock continues to erode.

Estate Management

The proportion of the estate service charge budget for 2025-26 attributable to Unit A1 is £3,045, reflecting £0.68 per sq ft and is fully recoverable from the tenant. Further information is available within the data room.



VAT

The property is elected for VAT and it is therefore anticipated that the transaction will be treated as a transfer of a going concern (TOGC).

EPC

The property has a rating of C75. A copy of the certificate is available in the data room.

Further Information

For access to the data room or to arrange an inspection, please contact:

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PROPOSAL

Offers are sought in excess of **£712,000** (Seven hundred and twelve thousand pounds).

A purchase at this level would reflect a **net initial yield of 7%** (allowing for standard purchaser's costs at 5.33%), a **reversionary yield of 7.66%** and a **low capital value of £142 per sq ft.**

Important Notice

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