



**The Old Dairy
Pound Lane
Hardwicke
Gloucester
GL2 4RJ**

**Industrial Warehouse
Unit**

Approximately 16,427 Sq Ft
(1,526.11 Sq M)

Detached and Self-Contained
Industrial Premises and Yard

New lease available

Semi-rural location

Close Proximity to M5
Motorway at Junction 13

TO LET



Location

The property is located on Pound Lane, Hardwicke, close by to one of Gloucester's most established industrial and trade locations.

Situated immediately off the A38 and only 1 mile from Junction 12 of the M5 motorway, the property offers excellent regional and national connectivity.

Gloucester city centre lies approximately 5 miles to the north, while Bristol, Cheltenham and the wider South West are readily accessible via the M5 motorway network.

The location is particularly well suited to warehouse, storage and distribution occupiers seeking a highly accessible commercial base.

**M5 Motorway
(Junction 12)**



1 mile

**Gloucester
City Centre**



5 miles

Cheltenham

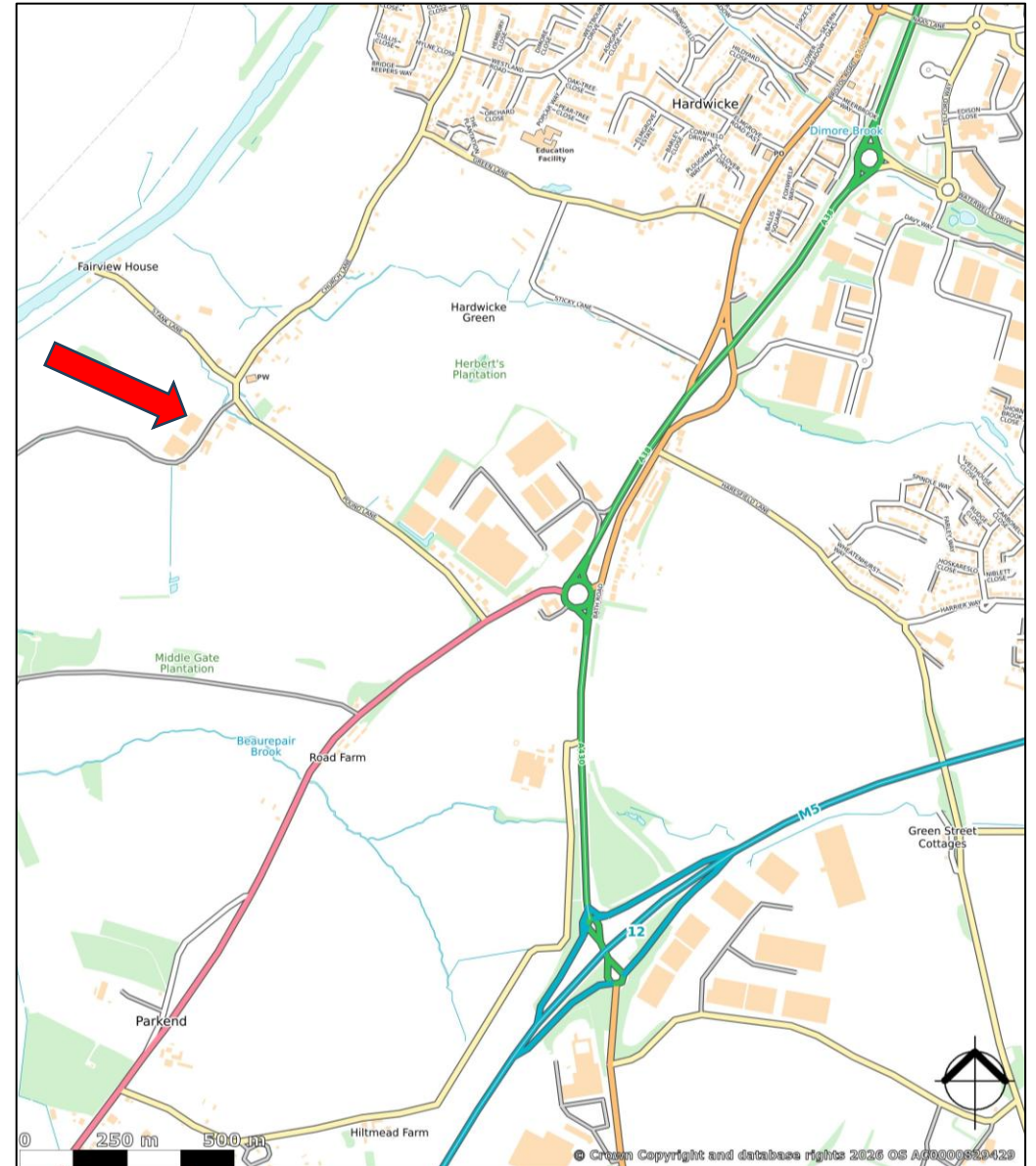


13.5 miles

Bristol



30 miles



Accommodation

Description

A detached single storey warehouse/storage facility situated on a secure self-contained site with the benefit of a substantial fenced and gated yard and approximately 1 acre (0.4 hectares) of open storage land either side of the buildings.

The property comprises steel portal frame warehousing with a mixture of concrete block and clad elevations. Internally the accommodation provides warehouse space, offices, stores and welfare facilities, together with extensive hardstanding areas suitable for external storage, vehicle circulation and parking.

Loading access is provided at both end elevations via sliding loading doors, measuring approximately 7.5m wide x 3.5m high. The clear internal heights range from 2.72m to 4.63m, measured to the underside of the frame haunch.

Services

We are advised that all main services are connected to the premises with the exception of gas. 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.

Measurements

(Approximate gross internal areas)

Area	Sq ft	Sq m
Warehouses	15,040	1,397.26
Offices and Ancillary	1,387	128.90
TOTAL	16,427	1,526.11





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PROPERTY CONSULTANTS



Rates | EPC | VAT

Business Rates

The Valuation Office Agency website shows that from April 2026 the property has a rateable value of £43,000.

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.

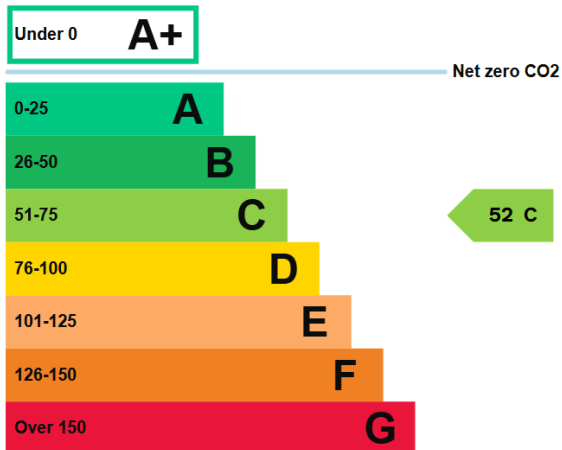
Code for Leasing

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

Legal Costs

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

Energy Performance Certificate



Terms

The building is available on a new full repairing and insuring lease, for term of years to be agreed and contracted outside the Landlord and Tenant Act 1954.

Rent

£49,250 per annum exclusive.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.





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PROPERTY CONSULTANTS



Viewing Arrangements

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



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AK Ref: AJGR/N102782

Date: July 2026

Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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2. Misrepresentation Act 1967

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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.