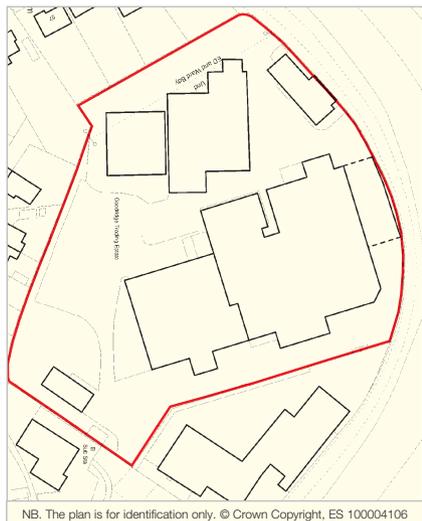
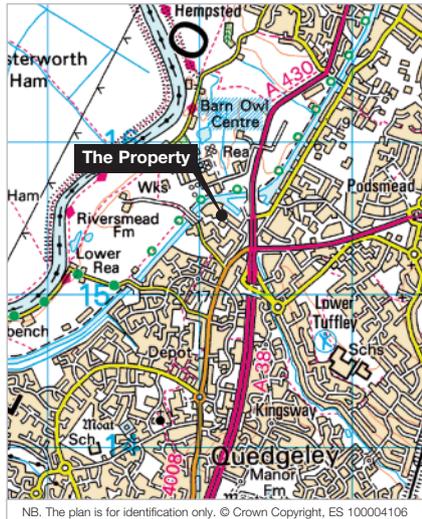


**Gloucester**  
**Goodridge Business**  
**Park**  
**Goodridge Avenue**  
**Gloucestershire**  
**GL2 5EB**

- **Freehold Industrial Investment**
- Comprises a multi-let industrial estate of 6,497 sq m (69,930 sq ft) on 1.45 hectares (3.58 acres)
- Let to seven tenants and a multi-let business centre
- Tenants include an Amazon subsidiary company
- Total Current Rents Reserved  
**£271,118 pa**



**Tenure**

Freehold.

**Location**

The city of Gloucester is located approximately 36 miles north of Bristol, 56 miles south-west of Birmingham and 13 miles west of Cheltenham. The city is situated adjacent to the M5 between Junctions 11 and 12. The A40 provides access to Cheltenham whilst the A417 provides access to Cirencester. The property is situated just off the South-West Relief Road, some 2 miles south of the city centre in the main industrial area of the city.

**Description**

The industrial units are arranged on ground floor and the majority are of modern construction. SWJ House is a two storey multi-let business centre. There is on-site parking. In all, the site comprises 1.45 hectares (3.58 acres).

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit A	Hydroscand Ltd with surety from Hydroscand Group AB	Ground Floor 442.7 sq m (4,766 sq ft)	9 years from 11.04.2014 Rent review every 3rd year FR & I	£28,140 p.a.	Rent Review 2017
Unit B	Principality Plastics (Plastics & Hardware) Ltd	Ground Floor 499.3 sq m (5,380 sq ft)	10 years from 02.02.2005 Rent review every 5th year FR & I	£22,000 p.a.	Reversion 2015
Unit C	Lifting & Crane Services Ltd	Ground Floor 544.7 sq m (5,863 sq ft)	12 years from 02.03.2007 Rent review every 3rd year FR & I	£23,424 p.a.	Rent Review 2013 Outstanding
Unit D	A Carey (t/a Back Bridge Cars)	Ground Floor 320.4 sq m (3,448 sq ft)	5 years from 29.09.2010 FR & I	£13,000 p.a.	Reversion 2015
Units E1 & E2	Mercury Glazing Supplies Ltd	Ground Floor 985.8 sq m (10,611 sq ft)	10 years from 28.02.2013 Rent review every 5th year FR & I	£50,000 p.a.	Rent Review 2018
Units E3, E4 & E5	The Book Depository Ltd (1)	Ground Floor 2,158.3 sq m (23,232 sq ft)	5 years from 15.01.2014 FR & I	£99,000 p.a.	Reversion 2019
Unit E6	Vacant	Ground Floor 319.7 sq m (3,442 sq ft)			
Unit F	Gloucestershire MS Information and Therapy Centre Ltd	Ground Floor 122.9 sq m (1,323 sq ft)	2 years from 01.04.2004 FR & I	£7,000 p.a.	Holding over
SWJ House	Various – detailed in the legal pack	Ground & First Floor Offices 452.2 sq m (4,867 sq ft)	Several letting agreements Subject to a service charge	£28,554 p.a.	

(1) For the year ended 31st December 2013, The Book Depository Ltd reported a turnover of £116.477m, a pre-tax loss of £3.612m and a net worth of £13.315m. (Source: Experian 02.06.2015). The ultimate holding company is Amazon.

**Total £271,118 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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Unit D



Units E1 & E2



Unit C



Units A & B