



TO LET

- Secure open storage yard
- Approx. 1417m² / 15,254 ft²
- Immediate access onto A38
- Close link to J14 M5
- Popular industrial estate
- Rural yet accessible location

Yard 12

Lorridge Farm Estate, Berkeley Heath,
Berkeley, Glos, GL13 9EU

£26,700 per annum plus VAT

A secure open storage yard available to rent immediately. Set within an established business park with direct access onto the A38, close to Junction 14 of the M5 offering convenient access from Bristol and Gloucester.

DESCRIPTION

A secure openair storage yard, benefitting from a fresh and rolled, road plaining surface and a securely fenced perimeter. The Yard is accessed via double entrance gates and is set securely within a popular and well-established business park benefitting mains services connections, CCTV coverage and floodlighting. Yard 12's surface will be renewed, levelled and rolled prior to occupation.

The yard measures 1417m² / 15,254 ft². With the length at the longest part being 60m by 24m wide at widest.

LOCATION

The yard is set within Lorridge Farm Estate accessed off the A38 at Berkeley Heath. The unit has good transport links being in close proximity to J14 on the M5 (4.7 miles) providing access to the regional road network.

SERVICES

Mains electric, water and drainage connections are established within the confines of the yard. 3 phase electric can be brought across from the adjoining yard.

TERMS OF TENANCY

The Tenancy term is 1-5 years, negotiable, and the tenancy will be written under the statute of Landlord and Tenant Act 1954 excluding the renewal provisions contained within S24 to s28 of the same. The landlord will be responsible for insurance, the premium of which will be recoverable from the Tenant on a per annum basis, charged in tandem with the rent. The tenant will be responsible for repairs of the property and insurance of their contents.

DEPOSIT

A minimum deposit of 2 months rent will be requested from the Tenant, which will be taken prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

OUTGOINGS

The Tenant will be responsible for all outgoing including but not limited to water, drainage, electric via submeter and business rates.

LOCAL AUTHORITY

Stroud District Council

SET UP COSTS

Incoming Tenant will be responsible for paying a contribution of £450.00 plus VAT towards the Landlords legal fees.

VIEWING

Strictly by appointment with David James

DATE: 1.7.2026



PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.