





Unit 8a Littlecombe Business Park

**Modern industrial
/warehouse unit with good
links to Gloucester and
Bristol.**

Location

Littlecombe Business Park is a new development situated in Dursley approximately 1 mile from the Town Centre. Access to the M5 Motorway is available at either Junction 13 or Junction 14 via the A4135 and the A38. Gloucester is 13 miles and Bristol 20 miles.

Description

Littlecombe Business Park is a modern development of industrial/warehouse units. The property is situated in Phase II which comprises 10 units in 3 terraces.

The property is of steel portal frame construction and the elevations are a combination of brick and profile metal cladding.

It has a designated area for loading/unloading and 4 allocated car parking spaces.

Specification

- Eaves height of approximately 6m
- Powder floated concrete floor
- Powder coated double glazed aluminium windows and doors
- Disabled WC and kitchen point
- Landscaped environment
- Allocated parking
- High quality composite panels
- All mains services including 3 phase electricity

Accommodation

(Approximate gross internal area)

145.4 sq m (1,565 sq ft)

Planning

Within Classes E and B8 of the Use Classes Order.

Rates

The Rateable Value appearing on the Valuation Office Agency website is £9,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered by way of a new full repairing and insuring lease for a term to be agreed or a long leasehold interest is available for a term of 150 years.

Service Charge

A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

Price

£195,000

Rent

£13,500 per annum

EPC

The property has a Rating of B-38.

VAT

VAT will be applicable on the rent and other landlord's supplies.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





Gallery





Request a viewing


For further information or to request a viewing, please get in touch

Key Contacts



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Money Laundering Regulations 2017

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Misrepresentation Act 1967

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