



TO LET



Unit 12 Huntley Business Park

Modern industrial/warehouse situated within Huntley Business Park, with direct access to the A40.

Location

The property is located in Huntley just off The A40 Gloucester to Ross-on-Wye trunk road, the site is accessed off the A40. Huntley is located to the north of the Forest of Dean approximately 7 miles west from Gloucester, 8 miles southeast from Ross-on-Wye/M50 motorway and 8 miles north-east of Cinderford.

Description

Unit 12 is an industrial/warehouse unit of steel portal frame construction and the elevations are a combination of brick and profile metal cladding with a fully cladded roof incorporating translucent panels at regular intervals.

The accommodation is set out over 2 floors and used as offices and a workshop. A new fitted kitchen and disabled WC are provided at ground floor level. The unit has powder coated concrete floors at ground and first floor level with plastic composite flooring within the ground floor corridor, kitchen and WC areas.

Accommodation

(Approximate gross internal area)

Unit 12	M2	Ft2
Ground Floor	93.48	1,006
First Floor Mezzanine	79.10	851
Total	172.58	1,857

The premises also have powder coated double glazed aluminium windows and doors.

The unit benefits from a vehicular loading door, and internally has LED lighting throughout plus a 3-phase electricity supply.

The unit comes with allocated parking to the front and within the Business park itself.

Planning

Within Classes E (previously B1) and B8 of the Use Classes Order 1987.

Rates

The Rateable Value currently appearing in the Valuation List is as follows:

Unit 12: £13,500.

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 lease for a term of years to be agreed.

Rent

£14,000 per annum exclusive.

EPC

The property has an EPC Rating of B-31.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs incurred.





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Request a viewing


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

Key contacts



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