



TO LET



Welton Unit, Linton Farm

Storage unit with offices situated approximately 3 miles from Gloucester City Centre. Available on a flexible basis.

Location

Linton Farm is located just off the A40 trunk road, some 3 miles from the City of Gloucester. It benefits from excellent road communication links to the surrounding area. The A40 links to Gloucester's ring road and the A417, leading to the M5 at Junction 11 (6 miles). Cheltenham is 8 miles, Tewkesbury via the A38 is 13 miles and Junction 3 of the M50 is 11 miles.

Description

The property is a semi-detached building of steel portal frame construction with fully clad elevations, resting under a pitched clad roof incorporating translucent panels.

Access is provided by way of a vehicular up and over door or aluminium pedestrian door.

The accommodation comprises a workshop/warehouse and an office on the ground floor with further offices at first floor level.

Mains electricity and lighting are provided, and communal WC facilities are available on site

Accommodation

(Approximate gross internal areas)

185.8 m2 (2,000 ft2)

Planning

The property has previously been used as offices and for storage.

Rates

The Rateable Value listed on the Valuation Office Agency website is £11,500.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

EPC

An EPC is being prepared.

Terms

The property is offered on a flexible basis for a term to be agreed.

Rent

£15,600 per annum exclusive.

Service Charge

A charge is levied to cover costs such as waster removal (1x wheelie bin per week), water charges, and buildings insurance. The contribution is included in the rental figure above and further information is available from the agents.

VAT

The property is registered for VAT purposes.

Legal Costs

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





Request a viewing

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

Key contacts



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