



POTENTIAL FOR A VARIETY OF USES



Unit 7C Longhope Business Park

Brand New Business Unit situated in a prominent position fronting the A4136 Monmouth Road. It has a generous parking allocation and potential for a variety of uses.

Location

Longhope Business Park has been undergoing a comprehensive programme of refurbishment works along with new builds.

The park sits prominently on the A4136 Monmouth Road, with nearby motorway connections being the M5 at Gloucester Junction 11 or 11A, or the M50 at Ross on Wye, Junction 4.

Occupiers include Dezac, Authentic Bread Company alongside multiple independent businesses.

Description

The property is a new attached unit of steel portal frame construction, with a pitched insulated roof and full height cladding.

It is accessed by way of an aluminium framed double glazed pedestrian door from the side elevation and the unit benefits from extensive glazing on the front and both side elevations, helping to enhance the natural light throughout.

It has been finished to a shell ready for an occupier's fit out.

The property is set within a landscaped site with generous car parking allocation.

Accommodation

Approximate gross internal area
204.38 m² (2,200 ft²).

Rating

The unit will need to be assessed for business rate purposes. Prospective occupiers should then check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Class E of the Uses Classes Order updated 1st September 2020.

Terms

The unit is available on a full repairing and insuring lease for a term of years to be agreed.

Rent

£30,000 per annum exclusive.

Service Charge

A charge will be levied to the tenant to cover building insurance and costs associated with the common parts of the development.

Energy Performance Certificate

An EPC will need to be prepared.

VAT

The property is elected for VAT purposes.

Legal Costs

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





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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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