



TO LET



# Storage Units at Linton Farm

**Light industrial/storage units situated approx. 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

Linton Farm provides a range of light industrial and storage units. The available units are:

Folly 3 is a semi-detached building of brick/stone construction under a pitched tiled roof. Access is provided by way of a vehicular up and over door or aluminium pedestrian door.

Oak Barn 1 is an end terrace building of steel frame construction with wooden clad elevations under a pitched tiled roof.

## Accommodation (Approximate gross internal areas)

Unit	Size sq ft	Agreement Type	Rent / week	Service charge / week
Folly 3	790	Annual licence	£125	n/a
Oak Barn 1	630	Annual licence	£100	n/a

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

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

## Planning

Storage.

## Rates

The properties need to be assessed for business rates. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Terms

The units are offered on a flexible basis for a term to be agreed.

## Service Charge

A charge is levied to cover costs such as waste 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.

## EPC

An EPC is being prepared.

## Legal Costs

The tenant needs to make a contribution towards the landlord's 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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