





Unit 6 Longhope Business Park

Brand New Business Unit in a prominent position fronting the A4136 Monmouth Road with a generous parking allocation.

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, and the Authentic Bread Company.

Description

Unit 6 is of steel portal frame construction, with a pitched insulated roof and full height cladding. The unit benefits from full length roller shutter door access, with a design that



complements the existing development works carried out on site. Each unit will provide industrial space with WC.

Accommodation

(Approximate gross internal area)

Unit 6 929.03 m² (10,000 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

The units will fall under Use Class B1 (light industrial and offices) of The Town and Country Planning (Use Classes) Order, with this Use Class updated to Class E from 1st September 2020.

Terms

The unit is available on a repairing and insuring lease by way of assignment.

Rent

£70,000 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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