

Units at Linton Farm, Highnam, Gloucester GL2 8DF

- Industrial
- Gloucester
- To Let
- From 75.62 m2 (814 ft2)





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 Oak Barn units are within a terrace building of steel frame construction with wooden clad elevations under a pitched tiled roof.

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.

Accommodation (Approximate gross internal areas)

Unit	Size ft2	Agreement Type	Rent / week	Service charge / week
Oak Barn 2	814	Annual licence	£135	n/a
Oak Barn 4	814	Annual licence	£135	n/a

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 contribute towards the landlord's legal costs incurred in the transaction.





Request a viewing


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

Key contacts



Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly, we recommend you obtain advice from a specialist source.

