





**Unit 20 Corinium Business Centre, Speculation Road
Cinderford, GL14 2YD.**

-  Industrial
-  Cinderford
-  To Let
-  105.77 m² (1,138.51 ft²)



TO LET





Unit 20 Corinium Business Centre

Industrial/Warehouse unit on the Forest Vale Industrial Estate. Available by way of a new lease.

Location

Corinium Business Centre is located on Forest Vale Industrial Estate, just off the main spine road (B4227). It is to the west of Cinderford town centre, which itself is 14 miles from Gloucester, 7 miles from Ross on Wye, 5 miles from Coleford and 10 miles from Lydney. It is well recognised within the Forest of Dean as an established industrial area. Other occupiers on the business park include Hawthorn Pet & Animal Supplies, Protech Windows and West Wire Harnessing.

Description

The property comprises a new industrial/warehouse unit of steel frame construction with pitched roof covered with lined profile cladding. The elevations are a combination of part brickwork and part cladding.

The accommodation comprises the main warehouse/workshop and WC facilities on the ground floor with additional storage provided at

Accommodation (Approx GIA)	M2	Ft2
Ground Floor	70.40	758
First Floor	35.37	381
Total	105.77	1,139

mezzanine level. Access into the unit is by way of a vehicular up and over door or pedestrian door.

All mains services are connected to the property and externally there is allocated parking and an area for loading/unloading.

Planning

Within Classes E, B2 or B8 of the Use Classes Order 1987.

Rates

The assessment appearing on the Valuation Office Agency website is £4,550. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered by way of a new full repairing and insuring lease for a minimum term of 3 years.

Rent

£6,500 per annum exclusive.

Service Charge

A Charge will be levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the communal areas.

Energy Performance Certificate

The property has an EPC Rating of D-76.

VAT

The property is elected for VAT.

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



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, ASH Chartered Surveyors 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 ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

