



TO LET





27 Foxes Bridge Road

Prominent Trade Counter/Workshop Unit on the Forest Vale Industrial Estate. Potential for a variety of uses.

Location

The unit is located on the Forest Vale Industrial Estate, just off the main spine road (B4227). This leads 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. The estate is well established and provides a mix of accommodation, comprising both purpose-built owner-occupied buildings and speculatively built workshops and warehouses.

Description

The unit comprises an end terrace workshop of steel frame construction with a pitched roof, covered with lined profile cladding. The front elevation is of part brickwork and part cladding, with the party walls of brickwork to full storey height. Access into the unit is via a roller shutter door or a wooden personnel door.

Accommodation

(Approximate gross internal area)

202.4 sq m (2,179 sq ft)

Energy Performance Certificate

The property has an EPC Rating of D-82.

Planning

Within Classes E (previously Class B1), B2 and B8 of the Use Classes Order 1987.



Rates

The Rateable Value appearing on the Valuation Office Agency website is £11,250.

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 subject to a service charge for a term to be agreed.

Service Charge

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

Rent

£14,250 per annum exclusive.

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



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