

29 Foxes Bridge Road, Forest Vale Industrial Estate, Cinderford, GL14 2PQ.

- Industrial
- Cinderford
- To Let
- 124 m² (1,335 ft²)



TO LET





29 Foxes Bridge Road

Industrial/Warehouse 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.

Description

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

The accommodation comprises a workshop, small office and WC. It has 3 phase electricity and there is a gas fired blow heater located in the workshop. There is allocated parking to the front of the unit.

Accommodation

(Approximate gross internal area)

124 sq m (1,335 sq ft)

Energy Performance Certificate

The property has an EPC Rating of D-76.

Planning

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



Rates

The assessment appearing on the Valuation Office Agency website is £7,700.

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 term to be agreed.

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.

Rent

£9,000 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



Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453



Harry Pontifex BSc (Hons) MRICS

 harry@ashproperty.co.uk

 07917 886176

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.

