

# TO LET

## WAREHOUSE/OFFICE

### 1,010 SQ FT (93.83 SQ M)

**Kurt  
Wyman**  
Surveyors & Property Agents



**7, Huntley Business Park ,Ross Road ,Gloucester GL1 9 3FF**

**Modern Unit | Excellent Location | New Lease available**



## LOCATION

Huntley Business Park is in a strong strategic location off the A40 and adjacent the junction with the A4136 in Huntley.

Huntley is located to the north of the Forest of Dean approximately 7 miles west from Gloucester, 8 miles southeast from Ross-on-Wye/M50 motorway and 8 miles north-east of Cinderford.

## DESCRIPTION

A modern mid terrace industrial unit of portal steel frame construction with insulated profiled sheet cladding to the elevations under an insulated profiled roof.

The main features comprise :-

- Roller Shutter vehicular access
- Double glazed aluminium entrance door
- WC installed
- Office accommodation at mezzanine level
- Car Parking

The property has a total floor area of 1,010 sqft (93.83 sq m), approximate and measured on a Gross Internal (GIA) basis.



## KEY INFORMATION

### SERVICES

Mains water, drainage and electricity are connected to the property.

**NOTE : None of the services have been tested by Kurt Wyman Surveyors.**

### EPC

TBC

### BUSINESS RATING

The property is described as warehouse , office & premises with a Rateable Value of £8,200 (1st April 2023)

### QUOTING TERMS

The property is available by way of a full repairing and insuring lease for a negotiable term of years.

The letting will be outside the Security of tenure provisions of the Landlord And Tenant Act 1954 Part II.

### QUOTING RENTAL

£13,250 per annum exclusive to be paid quarterly in advance.

### LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

### VAT

All prices are quoted exclusive of VAT.



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**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
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