

TO LET

INDUSTRIAL UNIT

40,000 SQ FT (3755 SQ M)



Unit 1, Stowfield Cable Works, Lydbrook, Gloucestershire, GL17 9NG

Competitive Rentals | Popular Business Park | Exclusive Secure Yard



LOCATION

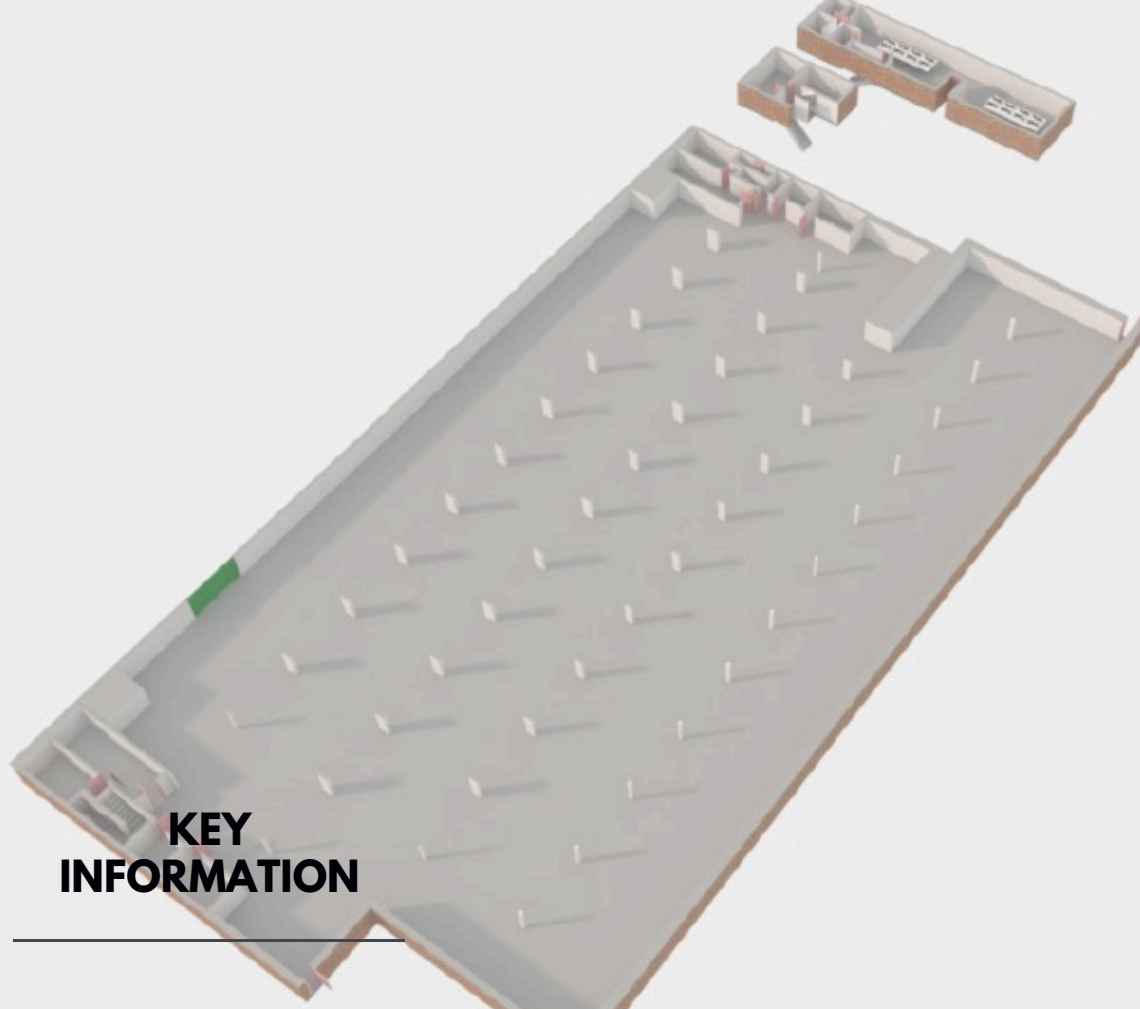
Stowfield cable Works is a historic industrial site refurbished for modern requirements. Previously used to manufacture much of the British Army's telephone cable and part of the Pluto pipeline in WWI.

Stowfield Cable Works is situated on the B4234 within 10 minutes from the A40 dual carriageway link to the motorway system (M50 and M4)

DESCRIPTION

Main features to comprise:

- 7m Eaves Height
- Excellent Circulation Space
- 35,000 Sqft Yard Space
- Exclusive Secure yard
- Site reception Service
- 3 - Phase Electrical Supply
- Fit out can be adjusted for individual occupiers.



KEY INFORMATION

SERVICES

All services are connected to the property.

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

EPC

TBC

RATING

The 2023 Rating List describes the property as Factory and Premises with a rateable value of £110,000.

QUOTING TERMS

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

QUOTING RENTAL

£18,524 pcm

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.



**Kurt
Wyman**
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
WYMAN SURVEYORS**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website www.kurtwymansurveyors.co.uk

Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

Sales & Lettings | Rent Review & Lease Renewal | Valuations | Investment | Acquisition Advice | Property Management