

TO LET

INDUSTRIAL UNIT

12,000 SQ FT (1155 SQ M)



Unit 3A, Stowfield Cable Works, Lydbrook, Gloucestershire, GL17 9NG

Newly Refurbished | Popular Business Park | New lease available



LOCATION

Stowfield cable Works was originally constructed to manufacture the British Army's telephone cables during WWI. The site and buildings have been re-purposed to provide Industrial Storage accommodation.

Stowfield Cable Works is located on Stowfield Road outside Lydbrook. The site is conveniently located with 10 minutes drive time of the A40 providing convenient access to Wales and the Midlands

The nearby market town of Cinderford is 10 minutes drive via the A4136 offering access to a range of amenities.

DESCRIPTION

Main features to comprise:

- Newly refurbished
- Internal Office and WC
- Site reception Service
- 3 - Phase Electrical Supply
- Fit out can be adjusted for individual occupiers.
- Excellent circulation space



KEY INFORMATION

SERVICES

Mains water and electricity are connected to the property.

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

EPC

TBC

RATING

Occupier to request assessment upon occupation.

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

£42,000 per annum

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.



**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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Wyman**
Surveyors & Property Agents

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