

TO LET

INDUSTRIAL/WAREHOUSE

1,857 SQ FT (172.58 SQ M)



Unit 12, Huntley Business Park ,Ross Road ,Gloucester GL19 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 industrial/warehouse 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
- Mezzanine installed (851 sqft)
- Double glazed aluminium doors and windows
- WC installed
- 3 phase electricity supply
- Car Parking
- This unit is not suitable for automatic use.

The property has a total floor area of 1,857 sqft (172.58 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

The property has an EPC rating of B-31.

BUSINESS RATING

The property is described as warehouse , office & premises with a Rateable Value of £13,500 (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

£14,000 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.



**Kurt
Wyman**
Surveyors & Property Agents

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