

# TO LET

## Light Industrial Unit

1,100 Sqft (109.19 Sq m )



**Unit 4, Blackbridge Business Park , Cannop Road, Parkend, Glos. GL15 4JR**

**Newly refurbished | New Lease Available | Popular Location**





## LOCATION

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Parkend is well located, sitting between and in close proximity to the larger Towns of Cinderford, Coleford and Lydney in the Forest Of Dean.

Road links are excellent with the A48 approximately 3 miles to the South at Lydney providing convenient access to Chepstow, South Wales and the M4 to the South West and Gloucester and the M5 to the North East.

## DESCRIPTION

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A refurbished light industrial unit comprising :-

- Steel frame with a mixture of rendered blockwork and insulated cladding to the elevations under an insulated profiled roof.
- Translucent rooflights
- Roller shutter loading access
- Pedestrian door
- LED Lighting
- Floor area of 1,100 sq ft (109.19 sq m) measured on a Gross Internal Area basis.

**Please Note: This unit is not suitable for automobile use**





## **RATING**

The unit is not currently assessed for business rate purposes.

## **RENTAL**

£11,000 per annum

## **QUOTING TERMS**

The property is available by way of a new Full Repairing and Insuring lease for a negotiable term of years.

## **LEGAL COSTS**

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

## **VAT**

All prices are quoted exclusive of VAT.

## **KEY INFORMATION**

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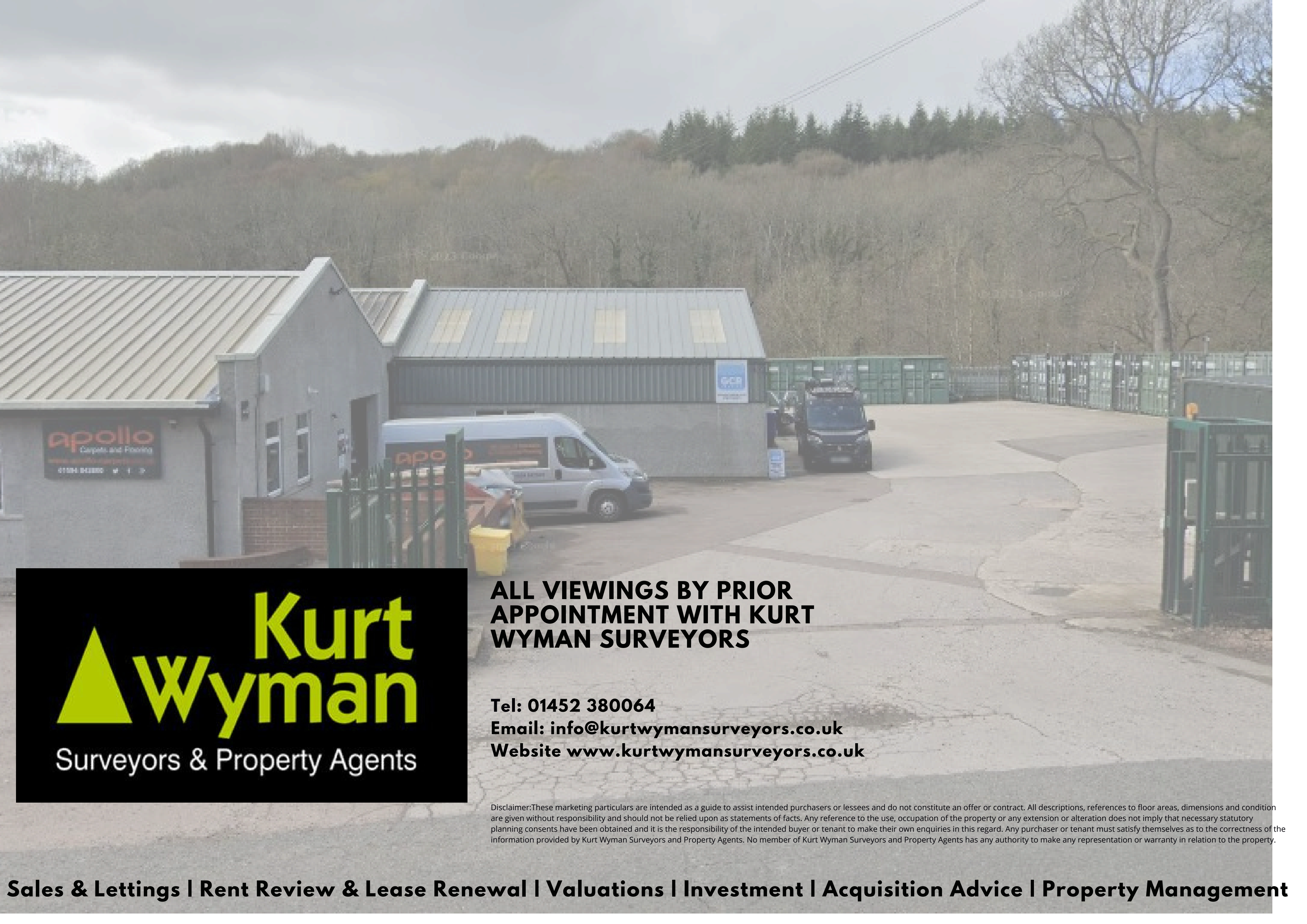
### **SERVICES**

Three phase electricity is connected to the unit.

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

**EPC Exemption - Unconditioned Space**





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01584 843880

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**Kurt  
Wyman**  
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR  
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**Tel: 01452 380064  
Email: [info@kurtwymansurveyors.co.uk](mailto:info@kurtwymansurveyors.co.uk)  
Website [www.kurtwymansurveyors.co.uk](http://www.kurtwymansurveyors.co.uk)**

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