

TO LET

Open Storage Yard - 0.91 Acres (0.37 Ha)



Fenced and Gated Yard

'Hardcore' Surface

**Suitable for Extended Storage
Vehicle/Haulage Yard**

New Lease Available

Open Storage Yard, Sharpness Docks, Sharpness, Gloucestershire GL13 9UA

01452 380064

LOCATION

Sharpness Docks are situated adjacent to the River Severn in Gloucestershire and at the end of the Gloucester to Sharpness Ship Canal.

The Docks remain very much a working port and receive ships from around the world. Accordingly the area remains popular with commercial property occupiers.

The Docks are situated at the far end of the B4066 linking directly to the A38 Bristol Road. Junction 13 and 14 of the M5 Motorway are approximately a 10 minute drive time.

DESCRIPTION

The site is located in a prominent position at the entrance to Sharpness Docks. It comprises a mainly level fenced and gated site accessed directly off the main estate Road. The surface is predominantly of compacted hardcore and chippings and extends to approximately 0.91 Acre (0.37 Ha).

The site may be suitable for a variety of uses which may include open storage, vehicle storage or use as a haulage yard.



KEY INFORMATION

Business Rates

Interested parties to make their own enquiries.

Service Charge

A charge is made to cover the upkeep and maintenance of the common parts of the estate.

Quoting Terms

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

Quoting Rental

£27,000 per annum exclusive.

Legal Costs

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

VAT

VAT will be charged on the rent and service charge.

**All viewings by prior appointment with
Kurt Wyman Surveyors:**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



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