

TO LET

Industrial Site and Buildings

16,490 sq ft (1532 sq m) of buildings on a 2.38 Acre (0.96ha) site.



Prominent Position on Corner of Steam Mills Road and Broadmoor Road.

Purpose built distribution depot, may suit a variety of uses (STP)

Extensive fully surfaced yard areas

Site currently benefits from Waste Transfer Licence

Broadmoor Road, Forest Vale Industrial Estate, Cinderford, Gloucestershire GL14 2YL

01452 380064

LOCATION

Cinderford is located on the Eastern edge of the Forest of Dean in Gloucestershire and is one of the main market towns within the area.

The site is located in a prominent position on the corner of the A4151 Steam Mills Road and Broadmoor Road at the entrance to the Forest Vale Industrial Estate.

Forest Vale Industrial Estate is the primary Industrial location in Cinderford and is home to both local and national companies. Other occupiers within the area include Rothdean, Dezac, Winners Garage, DOS and Toolstation.

Travelling Distances to nearby towns/cities are:

Gloucester	14 miles
Ross on Wye	8 miles
Chepstow	18 miles
Bristol	36 miles



DESCRIPTION

Main Warehouse

A detached purpose built distribution facility. Steel frame construction with profiled & insulated cladding to elevations under a pitched & insulated roof.

The property benefits from being at 'dock level' with 11 loading bays/docks at front and rear of the property (22 in all). Each loading dock has an independent roller shutter loading door.

A staff rest room, WC and shower are located in the main working area. The Warehouse has a height of 3m from dock level to the eaves.

A mezzanine storage floor is incorporated within the main warehouse.

Single storey brick built offices are attached to the side of the warehouse and provide a number of cellular office suites, a kitchen and WC.

Vehicle Workshop

A detached industrial unit of steel frame construction comprising insulated profiled cladding to the elevations under a pitched and profiled roof. The building is currently arranged as 3 distinct bays/workings area and there is a change in level $\frac{1}{2}$ of the way along the building. Each bay is accessed via a roller shutter door.

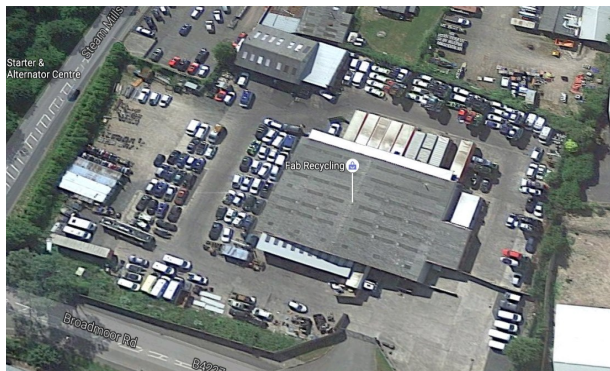
Part of the property benefits from a mezzanine storage floor.

Description Continued

Externally

The site benefits from extensive concrete yard areas and circulation space.

Interceptor tanks are installed.



Schedule of Floor Areas

The properties have the following approximate floor areas measured on a gross internal floor area basis in accordance with the RICS code of Measuring Practice (6th Edition) :-

	Sq ft	Sq m
*Main Warehouse	13,256	1231.48
**Vehicle Workshop	2, 475	229.98
Offices	759	70.55
Total floor area (GIA)	16,490	1532.01

*The main warehouse has a mezzanine storage floor installed extending to 667 sq ft (61.96 sq m)

**The Vehicle workshop has a mezzanine storage floor installed extending to 310 sq ft (28.84 sq m)

Services

Mains water, drainage and three phase electricity are connected to the property.

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

EPC Rating

TBC

Business Rates

WORKSHOP & PREMISES with a rateable value of £51,000.

Quoting Terms

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

Quoting Rental

£87,750 per annum exclusive to be paid quarterly in advance.

Legal Costs

Each Party to be responsible for their legal costs

VAT

All figures are quoted exclusive of VAT

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

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



rightmove 

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