

FOR SALE

WORKSHOP/STORAGE UNIT

2,635 SQ FT (244.84 SQ M)



Units 18 & 20, Forest Vale Road, Cinderford, GL14 2PH

Rare Freehold opportunity | Popular Industrial Area | May Suit Variety of Uses



LOCATION

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

The properties are located on Forest Vale Road within Forest Vale Industrial Estate to the west of Cinderford Town centre. The estate is the primary Industrial location in Cinderford and is home to both local and national companies.

DESCRIPTION

Two adjacent workshop/storage units at one end of a small terrace. The property was originally designed/constructed as two separate units, however has had an opening created within the dividing party wall to create a link between the two. Main features comprise:

- Portal frame construction with a mixture of facing brickwork and profiled insulated cladding to the elevations under a pitched, profiled and insulated roof.
- Each unit benefits from a small works office and WC.
- Vehicular access to each unit is via a roller shutter loading door and pedestrian access is via a timber door with glazed panels.
- The units have an eaves height of approximately 5 m
- Car Parking to front



**KEY
INFORMATION**

SERVICES

Mains water, drainage, 3 phase electrical supply and gas is installed. Unit 20 benefits from a 'Dravo' hot air blower heater to the production area

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

EPC - TBC

RATING

The April 2023 Rating List describes the property as Workshop & Premises with a rateable value of £14,750.

SCHEDULE OF FLOOR AREAS

	Sq ft	Sq m
Unit 18	1295	120.36
Unit 20	1340	124.48
Total	2,635	244.84

Measured approximate on a Gross Internal Area basis (GIA).

QUOTING PRICE

£225,000 for the Freehold with Vacant possession upon completion.

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
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