

ValeOne

Landmark HQ Industrial Distribution Facility

Forest Vale Road
Forest Vale Industrial Estate
Cinderford, GL142PH

84,902 sq ft (7,887.66 sqm)

For Sale or To Let

Available from September 2023

 **Kurt
Wyman**

**AVISON
YOUNG**

ValeOne

TESCO — CO OP — LIDL

AMENITIES IN CINDERFORD



CINDERFORD

ETB AUTOCENTRES



A48
3.8 MILES

ROTHDEAN

BASF

A40
5.6 MILES



FOREST VALE RD



ValeOne

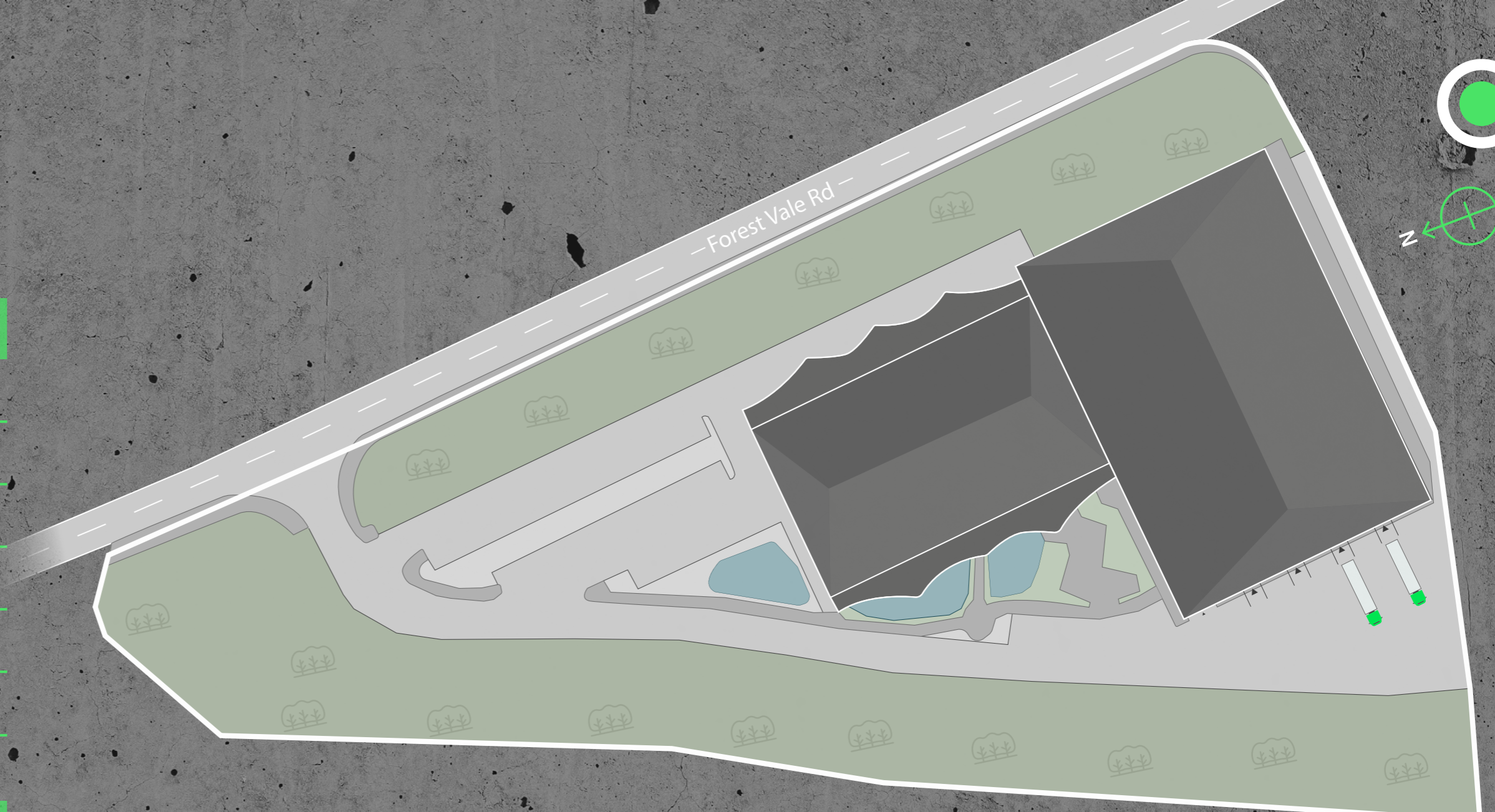
The property comprises a purpose built facility constructed early 2000's for Dezac Group with some unique architectural features and has been modified to accommodate Direct Online Services operations. The warehouse is divided into three separate sections: a high bay warehouse incorporating an office block with workshops, production/manufacturing section, and a rework area. The property sits on a self contained site of approximately 5.51 acres.



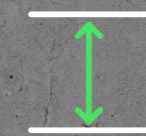
Accomodation

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th edition), and provide the following gross internal areas:

DESCRIPTION	SQ FT	SQ M
High Bay Warehouse	34,005	3,222.42
Ground Floor Workshops	7,002	650.55
First Floor Offices	7,002	650.55
Second Floor Mezzanine	7,002	650.55
Production / Manufacturing	24,869	2,310.38
Mezzanine	4,711	437.65
Canteen	310	28.80
TOTAL	84,902	7,887.66



360° Aerial Views



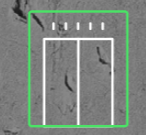
12m Clear Internal Eaves Height



Lighting, Heating, Sprinkler System With Tank & Pump



Canteen Facilities



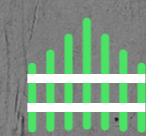
Passenger Lift



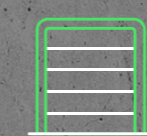
Office Accommodation



Dedicated Staff Parking



Secure Site



2 Ground Level Loading Doors



4 Dock Level Loading Bays



Location

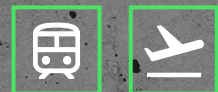
Cinderford is located in the Forest of Dean in Gloucestershire. The town benefits from good road communications with the A48 being located 3.8 miles east of the town and the A40 being located 5.6 miles to the north which provides access to Junction 11 of the M5 Motorway. Cinderford is 12 miles south of the M50 Motorway, whilst the M4 at Newport lies 31 miles to the south and can be reached via the A449. The property lies just north of Cinderford town centre, off the B4227 Forest Vale Road on the established Forest Vale Industrial Estate. Forest Vale is the largest industrial estate in the area and is home to a range of both local and national occupiers.



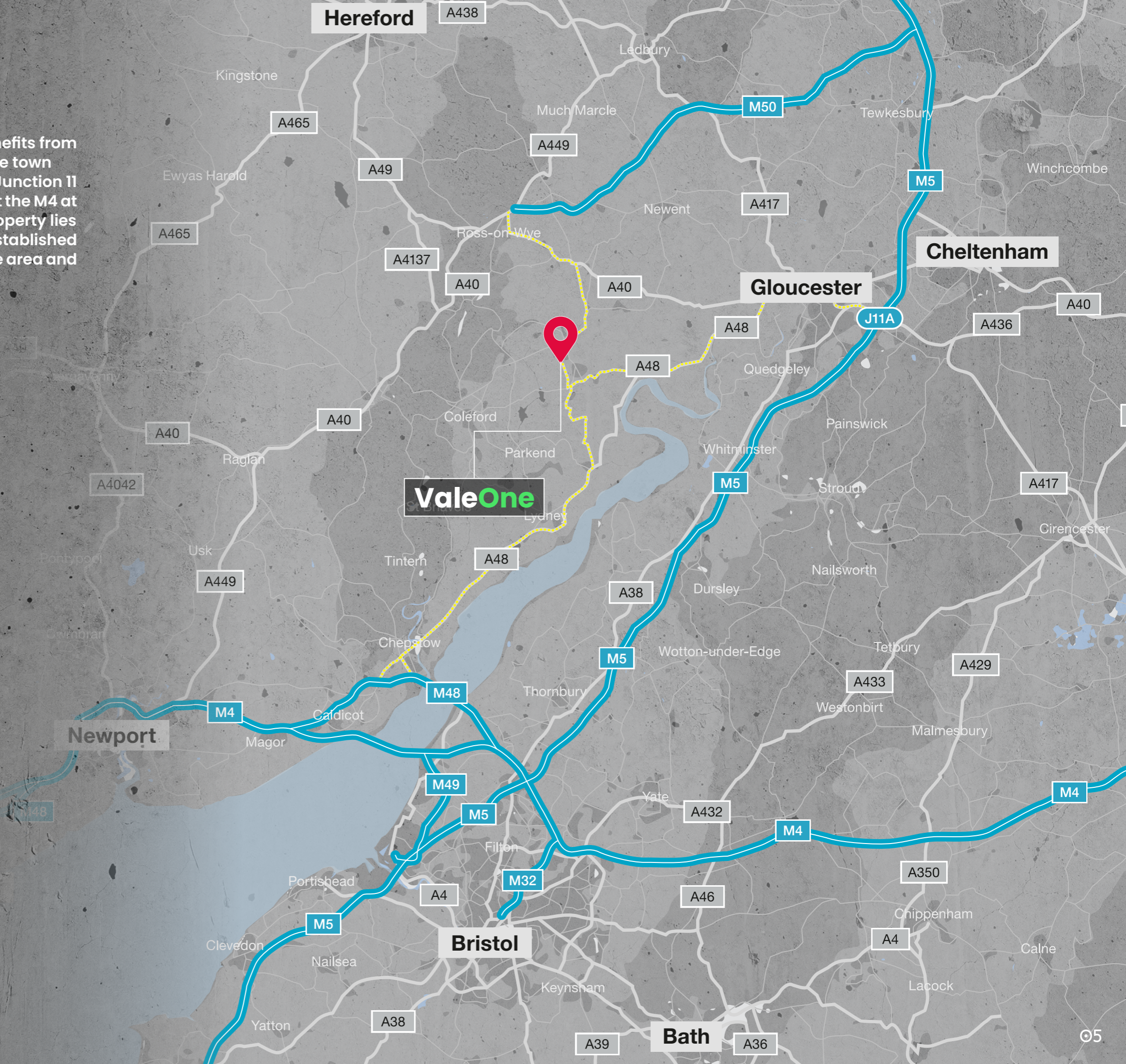
A48	3.8 miles	10 mins
A40	5.6 miles	12 mins
M50	12 miles	20 mins
M5 J11	18.3 miles	29 mins
M48	20.4 miles	36 mins
M4	31 miles	41 mins



Gloucester	14.7 miles	19 mins
Cheltenham	22 miles	40 mins
Newport	35.3 miles	57 mins
Bristol	36.3 miles	1 hr
Cardiff	47.5 miles	1 hr 15 mins



Gloucester Train Station	14.6 miles	29 mins
Gloucester Airport	19.3 miles	35 mins
Cheltenham Spa Station	20.9 miles	35 mins
Bristol Temple Meads Station	36.6 miles	58 mins



ValeOne

Terms

The freehold of the property is available with vacant possession upon completion. Alternatively, consideration may be given to granting a new full repairing and insuring lease on terms to be agreed.

Planning

The property benefits from B1, B2 and B8 uses with unrestricted hours of use.

VAT

VAT if applicable will be charged at the standard rate.

EPC

The Energy Performance Rating is D (96).

Anti Money Laundering

The occupier will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Business Rates

Details of the rating assessment are available from the agents.

Price & Rent

On application via the marketing agents.

If you would like to know more please get in touch.

James Short

07557 290 757

james.short@avisonyoung.com

Alex Thompson

07780 257 156

alex.thompson@avisonyoung.com

Paul Hobbs

07767 613 489

paul.hobbs@avisonyoung.com

Kurt Wyman

01452 380 064

kurt@kurtwymansurveyors.co.uk

Sam Williams

01452 380 064

sam@kurtwymansurveyors.co.uk

**AVISON
YOUNG**

**Kurt
Wyman**

DISCLAIMER: This brochure and all content in the brochure are provided to you on a non reliance basis without warranty of any kind either express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, and non-infringement. Avison Young and Eighty Studio Ltd, makes no warranty as to the accuracy, completeness or reliability of any content in this brochure. You are responsible for verifying any information before relying on it. Use of this brochure and the content available in the brochure is at your sole risk.