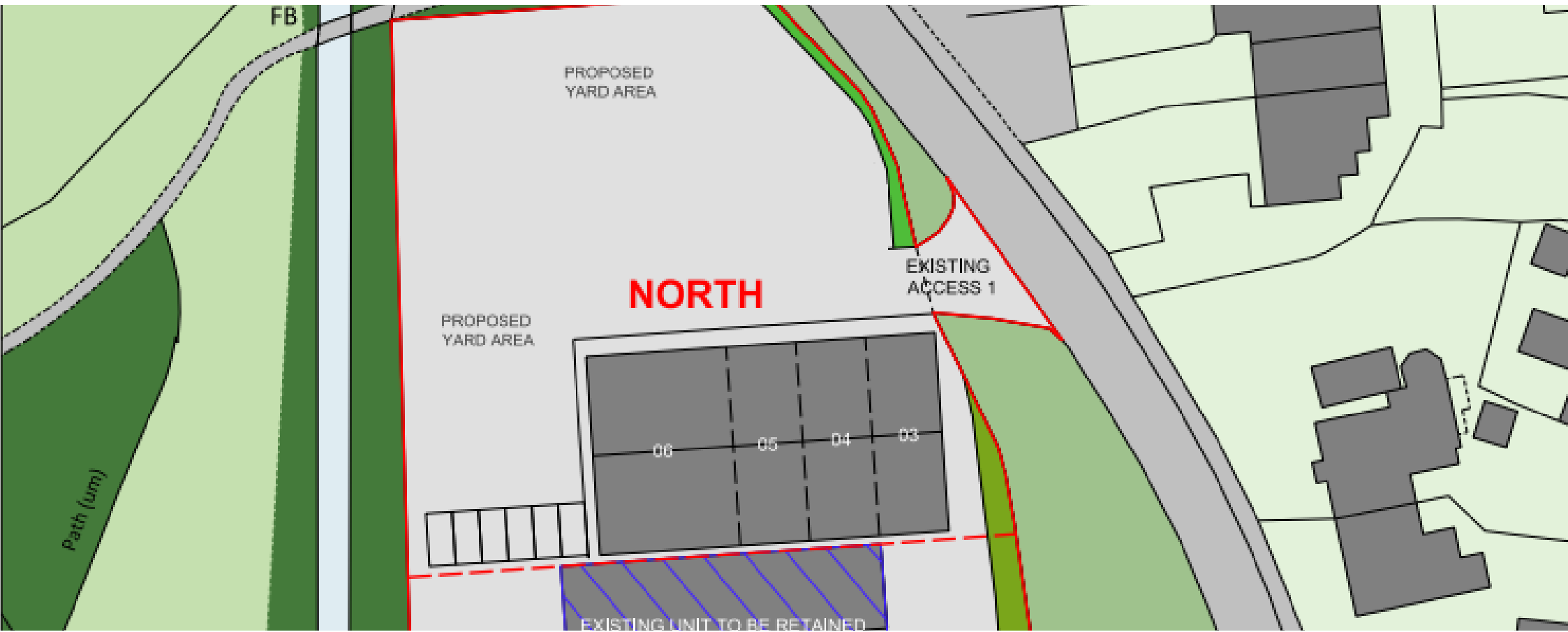


TO LET

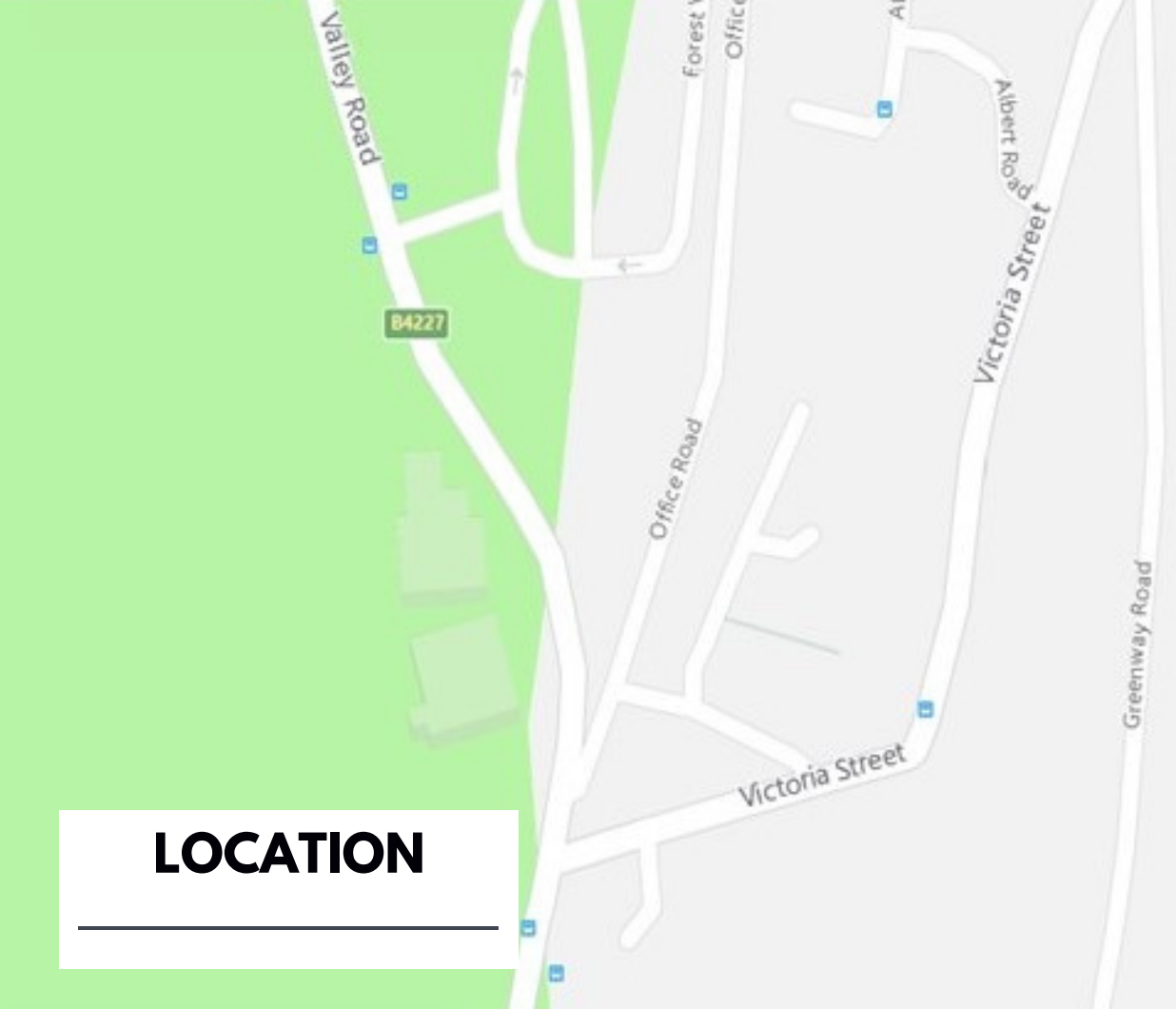
NEW WORKSHOPS/ INDUSTRIAL UNITS

1,250 - 6,250 SQ FT (116.13 - 580.64 SQ M)



Linear Business Park, Valley Road, Cinderford, Glos GL14 3HE

New Build Units | Popular Industrial Area | May Suit Variety of Uses | Completion Q3 2023



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 Linear Business Park on Valley Road, south-west of Cinderford Town centre. The business park is a prominent Industrial location in Cinderford and is home to both local and national companies.

DESCRIPTION

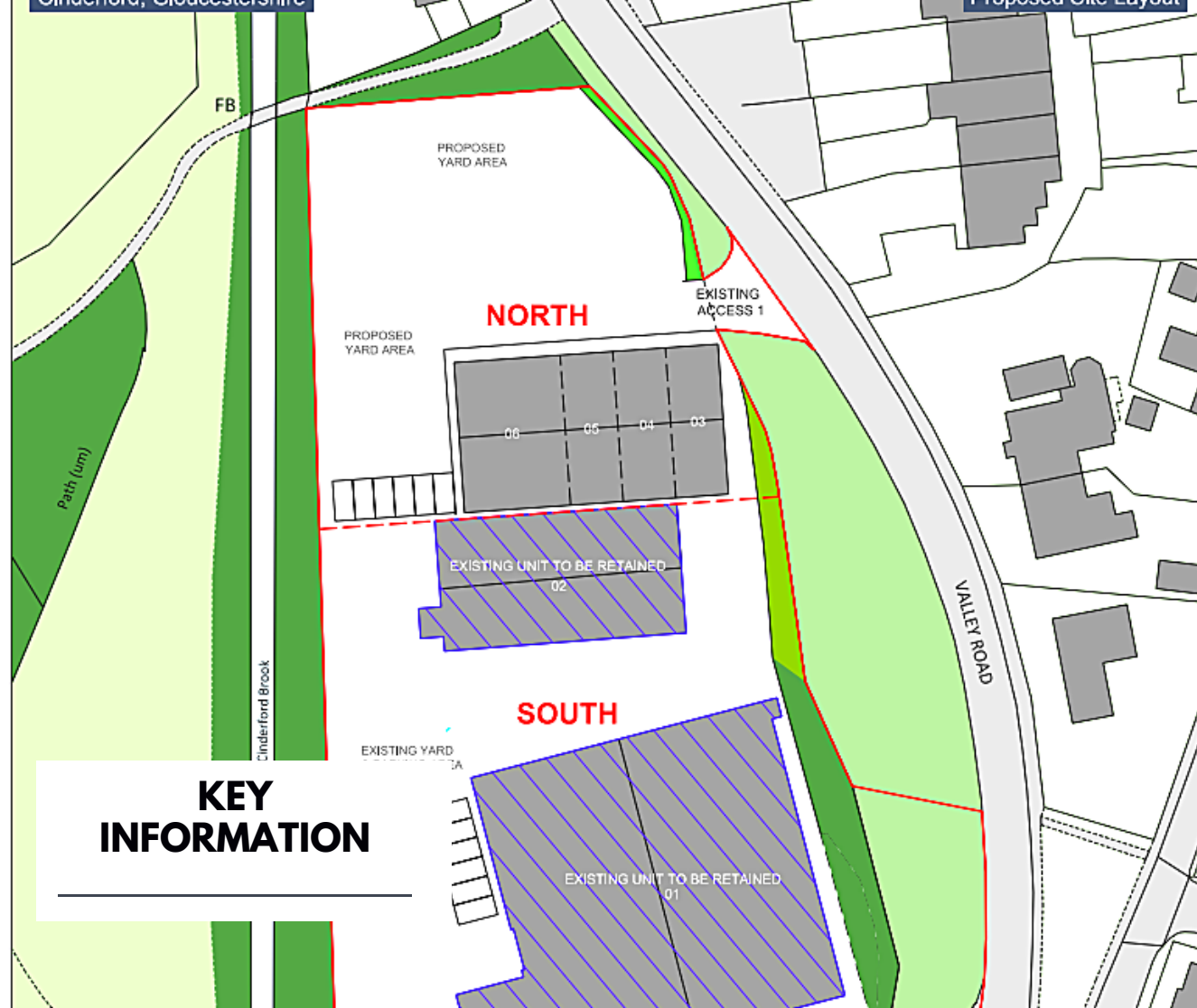
A new industrial/workshop development comprising a terrace of up to 4 units.

- Construction to be of portal steel frame with profiled and insulated cladding to the elevations under insulated sheet roofs
- Access to the scheme is directly off Valley Road
- Office and WC in each unit
- Allocated parking

SCHEDULE OF FLOOR AREAS

	Sq ft	Sq m
Unit 3	1,250	116.13
Unit 4	1,250	116.13
Unit 5	1,250	116.13
Unit 6	2,500	232.25
Total	6,250	580.64

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



RATING

All units to be assessed for Business Rates purposes upon occupation.

QUOTING TERMS

The properties are available by way of a new Full Repairing And Insuring lease for a term of 6 years with a 3 year break option.

QUOTING RENTAL

Price on application to the marketing agent.

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.

SERVICES

Mains water, drainage, 3 phase electrical supply to all units.

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

EPC - TBC



**Kurt
Wyman**
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
WYMAN SURVEYORS**

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Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

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