

TO LET
WORKSHOP/STORAGE UNIT
1,182 SQ FT (109.80 SQ M)

Kurt
Wyman
Surveyors & Property Agents



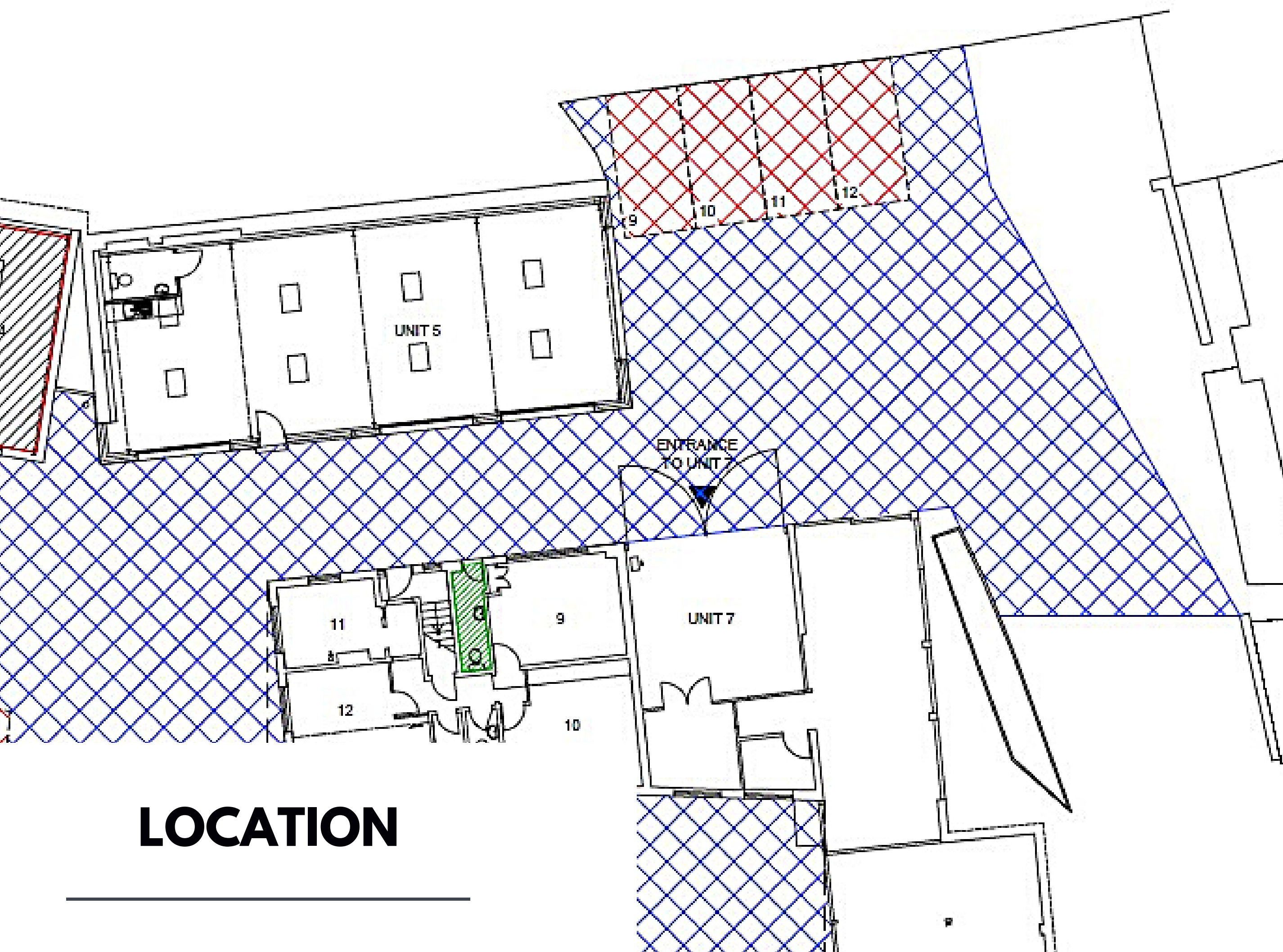
Unit 5, The Yard, The Cross, Drybrook, Gloucestershire. GL17 9ED.

Modern Unit | New Lease Available | Popular Business Park

DESCRIPTION

A modern workshop/store comprising :-

- Steel frame with a mixture of rendered blockwork and insulated cladding to the elevations under an insulated profiled roof.
- Translucent rooflights and high level glazing providing good natural light.
- Loading access via a roller shutter door.
- Separate pedestrian door
- Eaves height of 3.7m
- Lighting installed.
- Floor area of 1,182 sq ft (109.8 sq m) measured on a Gross Internal Area basis.



LOCATION

Situated close to the Cross in the centre of Drybrook on Drybrook Road. Drybrook is located approximately 2 miles to the North of Cinderford within the Forest of Dean. The A4136 is approximately 1 mile, providing excellent road links within the Forest area and wider County.



RATING

The property currently has a joint rating assessment with other properties. Accordingly will be reassessed for rating purposes upon occupation.

Unit 5 will therefore require re-assessment upon occupation.

Rental

£9,500 per annum

QUOTING TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.

KEY INFORMATION

SERVICES

Electricity is connected to the unit.

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

EPC Exemption - Unconditioned Space



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**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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