

TO LET

STORAGE/LIGHT PRODUCTION

2,430 SQ FT (225.79 SQ M)

**Kurt
Wymman**
Surveyors & Property Agents



The Old Barn, 113A Hucclecote Road, Hucclecote, Gloucester, GL3 3TS

Close to J11A of M5 Motorway | Parking | 3-Phase Power



LOCATION

The site is situated off the Hucclecote Road In Hucclecote, a popular suburb approximately 3 miles to the Southeast of Gloucester City Centre.

Located in a predominantly residential area, the site benefits from an excellent location being within a few minutes drive time of junction 11A of the M5 motorway providing convenient access to the Midlands, South and Southwest.

The Hucclecote Road and the A38 Barnwood Road gives direct access to Gloucester City. Cheltenham is a short drive via the M5/M40 or the A417 & A46 Shurdington Road.

DESCRIPTION

- A substantial Grade II Listed timber frame barn, originally constructed in the 17th century with later additions.
- Externally there is a hard surfaced yard/car parking area with gated access directly onto the Hucclecote road.
- New LED lighting installed
- Secure Yard to rear
- Located on a recently refurbished multi-use business centre
- May suit a variety of uses (STP)



KEY INFORMATION

RATING

The 2023 Rating list shows the property is described as 'Store' with a Rateable Value of £8,000.

QUOTING TERMS

The property is available by way of a new Full Repairing & Insuring Lease.

QUOTING RENTAL

£14,600 per annum exclusive.

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 and 3 phase electricity supply are connected to the property.

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

EPC

An EPC has been commissioned.

The logo for Kurt Wyman Surveyors & Property Agents. It features a green triangle to the left of the word 'Wyman' in a large, bold, green font. Above 'Wyman' is the word 'Kurt' in a smaller, bold, green font. Below 'Wyman' is the text 'Surveyors & Property Agents' in a white, sans-serif font. The entire logo is set against a black rectangular background.

Kurt
Wyman
Surveyors & Property Agents

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

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website www.kurtwymansurveyors.co.uk

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