

TO LET

OFFICE/BUSINESS UNIT

481.1 SQ FT (44.7 SQ M)



The Long House, 20 Parragate Road, Cinderford, GL14 2LY

Dedicated Parking | Rear Courtyard | Close to Town Centre | Refurbished



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 property is located on Parragate Road off the High Street in Cinderford (A4151). The property is located close to LIDL and in walking distance of the town centre.

DESCRIPTION

A detached refurbished single story office/utility building of brickwork to the elevations under a pitched roof.

Main features include:

- 2 Dedicated car parking spaces
- WC's and kitchen
- 2 offices/work areas
- Rear Courtyard

The property has a floor area of 481.1 Sq Ft (44.7 Sq M).

All measurements are on a Gross Internal Area (GIA) basis.



KEY INFORMATION

SERVICES

Water, drainage and electricity are connected to the property.

Bottled gas heating.

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

Energy Performance Certificate (EPC)

The property is exempt from a requirement to have an EPC.

RATING

Parties are requested to make their own enquiries with the local rating authority.

QUOTING TERMS

The property is available by way of a new Full Repairing And Insuring lease for a negotiable term of years.

QUOTING RENTAL

£7,800 per annum exclusive.

LEGAL COSTS

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

VAT

The property is exempt from VAT.

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

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Wyman**
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