

**TO LET**  
**WORKSHOP/STORAGE UNIT**  
**2,391 SQ FT (222.13 SQ M)**

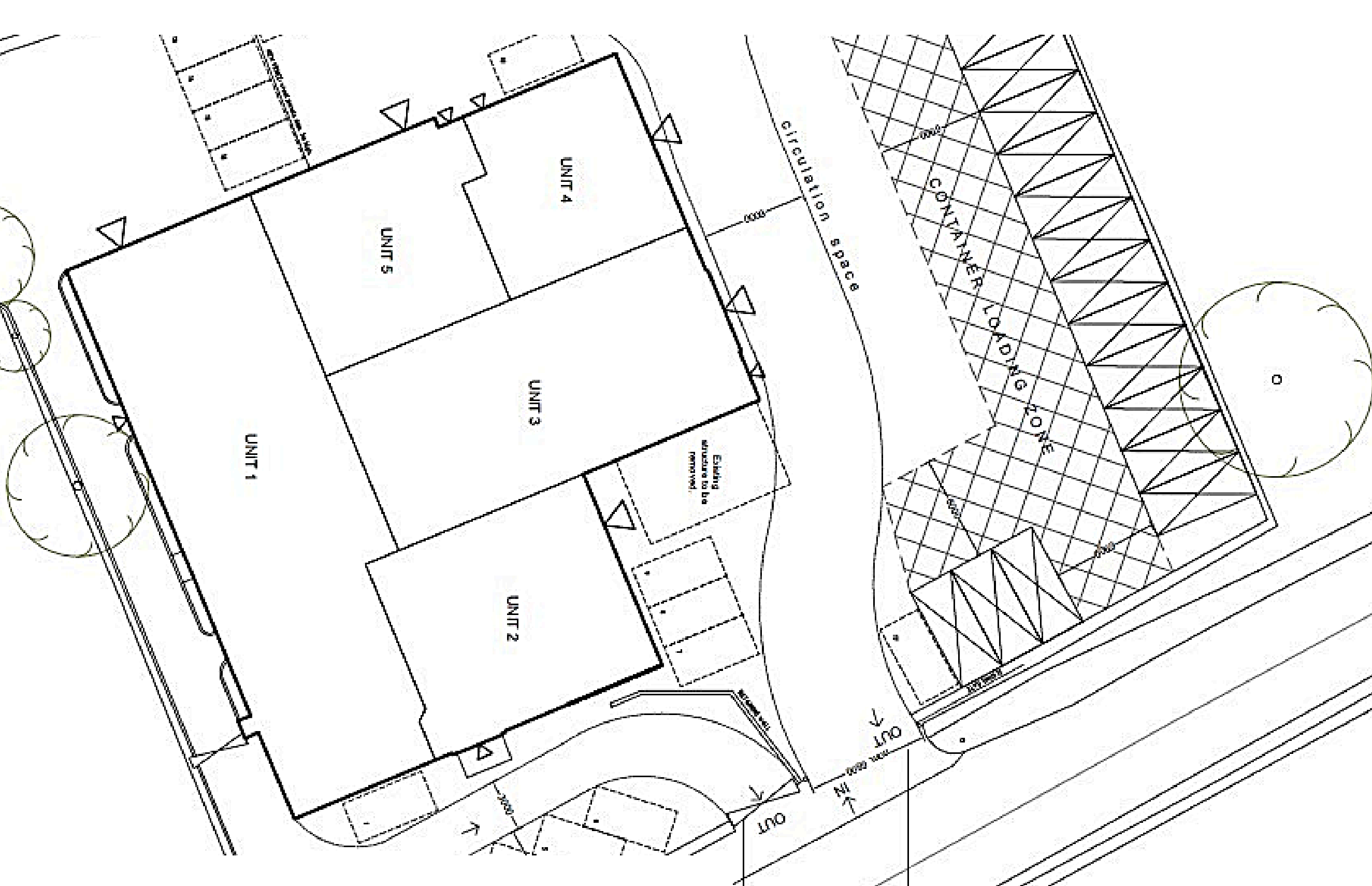
**Kurt**  
**Wyman**  
Surveyors & Property Agents



**Unit 3, Blackbridge Business Park , Cannop Road, Parkend, Glos. GL15 4JR**

**To be refurbished | New Lease Available | Popular Location**





## LOCATION

Parkend is well located, sitting between and in close proximity to the larger Towns of Cinderford, Coleford and Lydney in the Forest Of Dean.

Road links are excellent with the A48 approximately 3 miles to the South at Lydney providing convenient access to Chepstow, South Wales and the M4 to the South West and Gloucester and the M5 to the North East.

## DESCRIPTION

A refurbished workshop/store comprising :-

- Steel frame with a mixture of rendered blockwork and insulated cladding to the elevations under an insulated profiled roof.
- Translucent rooflights provide good natural light.
- Loading access via a roller shutter door 4m High x 4m Wide.
- Separate pedestrian door.
- Eaves height of 3.3m
- Lighting installed.
- Floor area of 2,391 sq ft (222.13 sq m) measured on a Gross Internal Area basis.



## KEY INFORMATION

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### RATING

Currently the unit is under a combined assessment with Unit 4. Tenant to apply for re-assessment upon occupation.

### RENTAL

£15,541 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.

### SERVICES

Electricity is connected to the unit.

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

**EPC Exemption - Unconditioned Space**



  
Surveyors & Property Agents

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

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