



**TO LET**  
**WORKSHOP/STORAGE UNIT**  
**462 SQ FT (42.92 SQ M)**

**Kurt**  
**Wymman**  
Surveyors & Property Agents

**Unit 4 , The Yard, The Cross, Drybrook, Gloucestershire. GL17 9ED.**

**Modern Storage Unit | New Lease Available | Popular Business Park**



**• Flag**

**LOCATION**

- # 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.





## KEY INFORMATION

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### SERVICES

Electricity is connected to the unit.

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

### EPC

This property is exempt for EPC assessment purposes.

### RATING

Unit 4

Described as - Store & Premises for Business Rating Purposes

Rateable Value - £2750

### Rental

£6,250 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.





**Kurt  
Wyman**  
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
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