

# TO LET

## Light Industrial Unit

1,100 Sqft (109.19 Sq m )

**Kurt  
Wyman**  
Surveyors & Property Agents



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

**Newly 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 light industrial unit comprising :-

- Steel frame with a mixture of rendered blockwork and insulated cladding to the elevations under an insulated profiled roof.
- Translucent rooflights
- Roller shutter loading access
- Pedestrian door
- LED Lighting
- Floor area of 1,100 sq ft (109.19 sq m) measured on a Gross Internal Area basis.

**Please Note: This unit is not suitable for automobile use**





## KEY INFORMATION

---

### SERVICES

Three phase electricity is connected to the unit.

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

### EPC

The property has an EPC rating of C - 63

### RATING

The unit is not currently assessed for business rate purposes.

### RENTAL

£11,000 per annum

### QUOTING TERMS

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

### 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  
WYMAN SURVEYORS**

**Tel: 01452 380064**

**Email: [info@kurtwymansurveyors.co.uk](mailto:info@kurtwymansurveyors.co.uk)**

**Website [www.kurtwymansurveyors.co.uk](http://www.kurtwymansurveyors.co.uk)**

Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

**Sales & Lettings | Rent Review & Lease Renewal | Valuations | Investment | Acquisition Advice | Property Management**