TO LET

Light Industrial Unit 1,100 Sqft (109.19 Sq m)



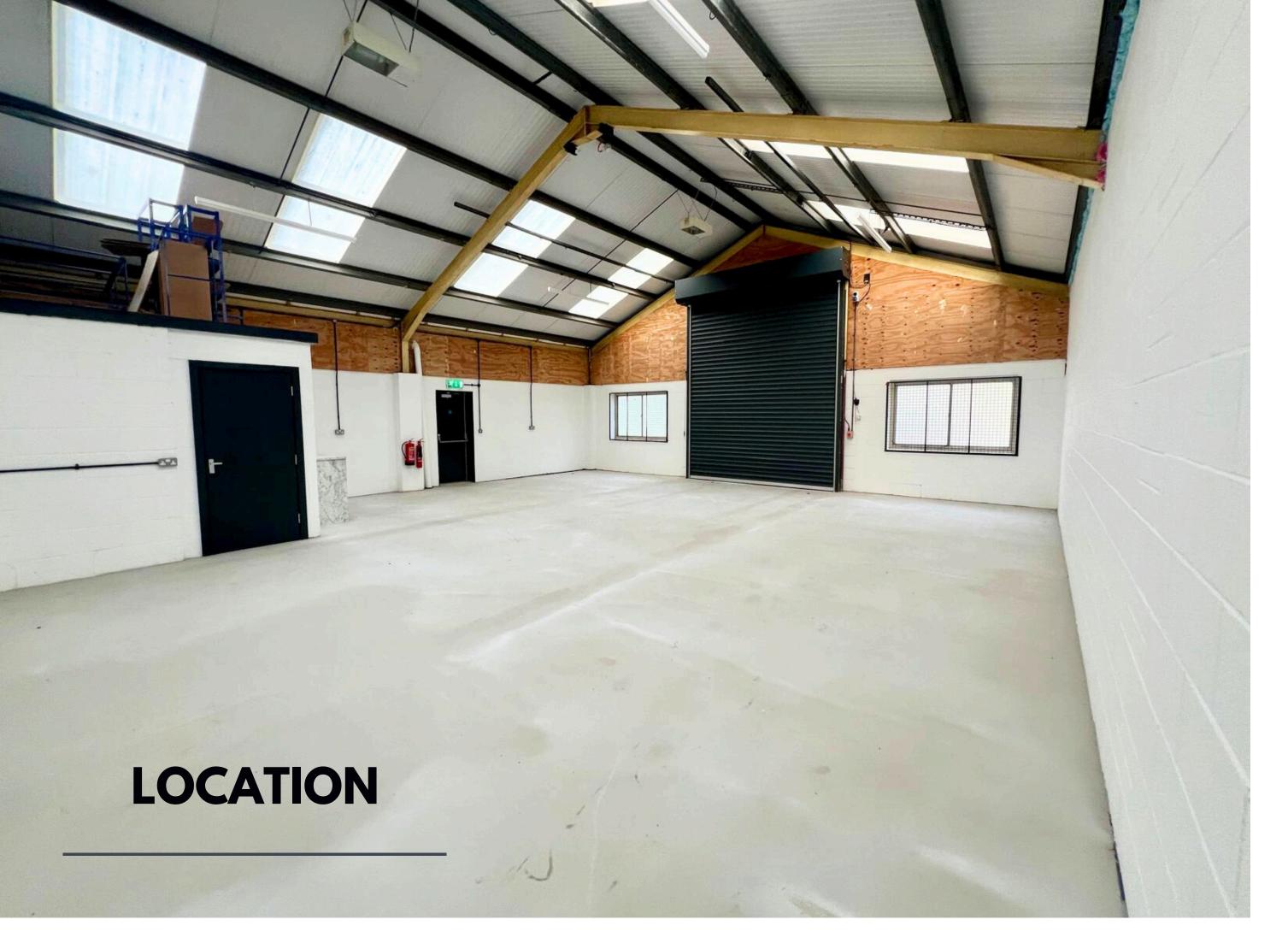






Unit 4, Blackbridge Business Park, Cannop Road, Parkend, Glos. GL15 4JR

Newly refurbished I New Lease Available I Popular 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.

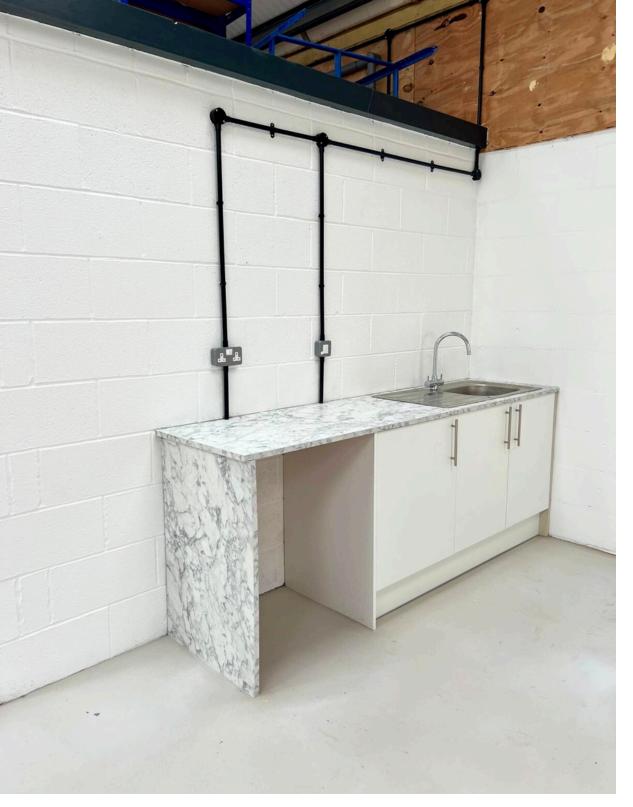
Road links are excellent with the A48 approximately 3 miles to the South at Lydney providing convenient access to Chepstow, South Wales and the M4 to the South West and Gloucester and the M5 to the North East.

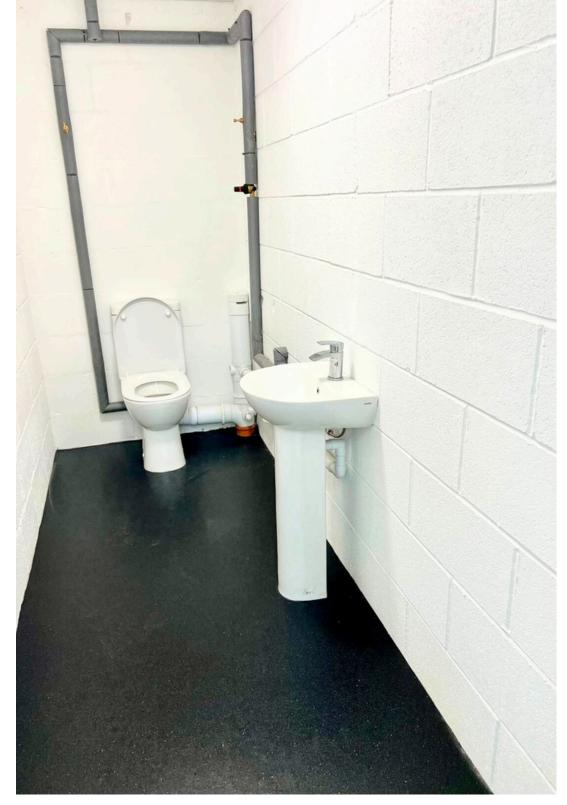
DESCRIPTION

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

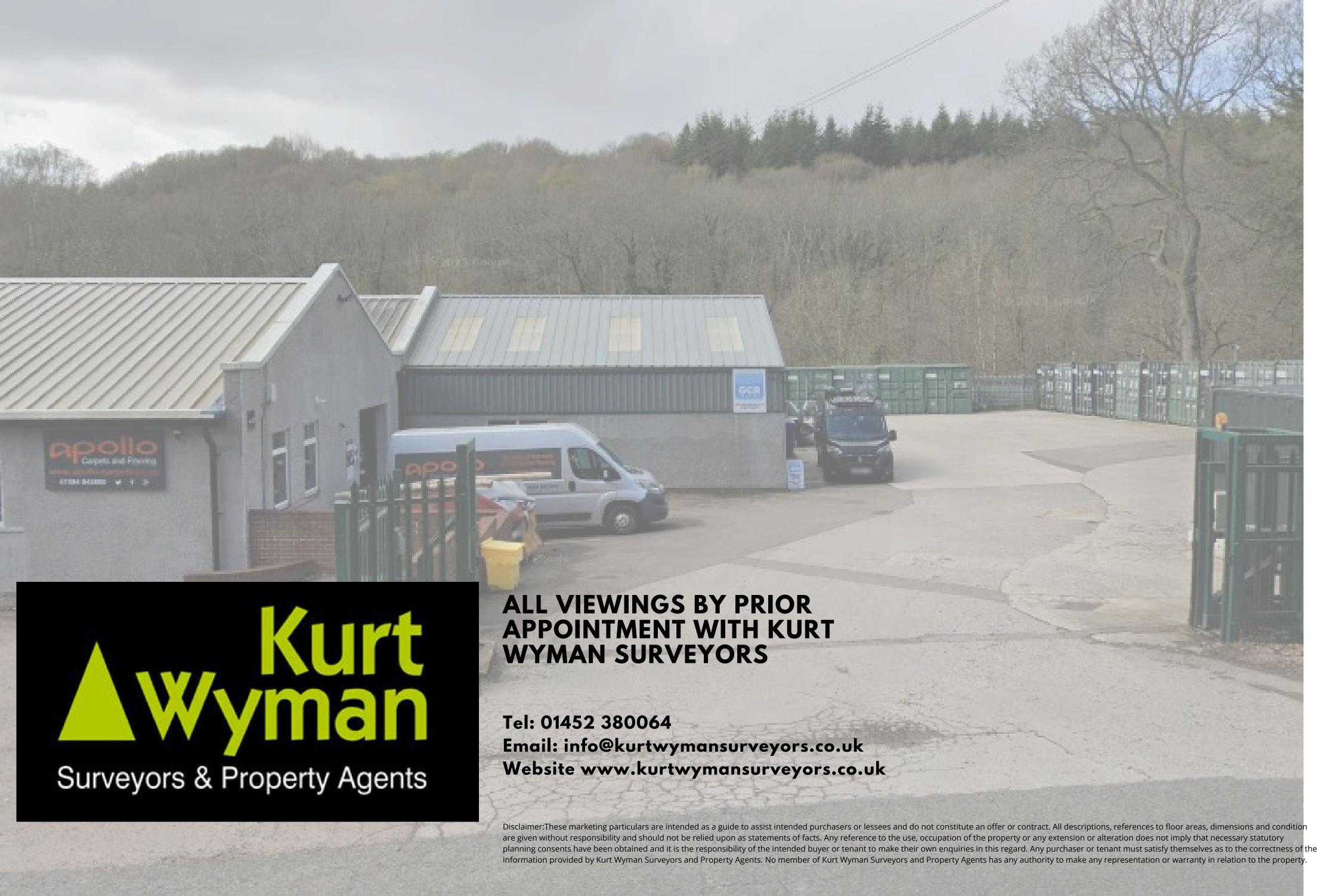
The property is available by way of a new Full Repairing and Insuring lease for a negotiable term of years.

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.



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