

# TO LET

## STORAGE/INDUSTRIAL UNIT

**Kurt  
Wymman**  
Surveyors & Property Agents



**UNIT 4, WILLOWSTONE, GLOUCESTER ROAD, LONGHOPE, GL17 0RA**  
**Mezzanine Storage Floor | Excellent Location | Parking**





## LOCATION

Longhope is located to the north of the Forest of Dean approximately 11 miles from the City of Gloucester and 7.5 miles from the market town of Ross on Wye/M50 motorway and 5.4 miles from Cinderford.

Willowstone is conveniently situated in a strategic location off the A40 which benefits from good transport links.

## DESCRIPTION

An industrial unit of steel frame construction with profile sheet to the elevations under a pitched, profiled and insulated roof.

The features comprise:

- Office accommodation at mezzanine level
- WC and kitchen facilities
- Car parking
- Electrically operated roller shutter body door
- Mezzanine level storage

### Schedule of Floor Areas

Unit	SQ FT	SQ M
Ground Floor	1,470	136.6
Mezzanine	2,046	190.16
<b>Total</b>	<b>3,516</b>	<b>326.76</b>





## KEY INFORMATION

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### SERVICES

3 phase electricity, mains water and private drainage system.

**NOTE :** None of the services have been tested by Jackson Preece Surveyors

### EPC

The property has an EPC rating of D - 87.

### RATING

The 2023 Rating list shows the property is described as “Workshop and Premises” with a rateable value of £9,300.

### QUOTING TERMS

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

Further details available from the letting agents.

### QUOTING RENTAL

£12,750 per annum exclusive payable quarterly in advance.

### SERVICE CHARGE

A charge is made to cover the upkeep and maintenance of the common parts of the estate.

### VAT

All figures are quoted exclusive of VAT.

### LEGAL COSTS

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





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**ALL VIEWINGS WITH 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)**

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