

TO LET

STORAGE/INDUSTRIAL UNIT

3,592 SQ FT (333.88 SQ M)

**Kurt
Wyman**
Surveyors & Property Agents



UNIT 5, 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 concrete frame construction with profile sheet cladding to the elevations under a pitched, profiled and insulated roof.

The features comprise:

- Office accommodation
- Mezzanine level storage
- Car parking
- Electrically operated roller shutter loading door
- WC facilities
- Eaves height of approx. 3.2m

Schedule of Floor Areas

Unit	SQ FT	SQ M
Ground Floor	2,116	196.62
Mezzanine	1,476	137.26
Total	3,592	333.88



KEY INFORMATION

SERVICES

3 phase electricity, mains water and private drainage system.

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

EPC

The property has an EPC rating of D - 99.

RATING

The 2023 Rating list shows the property is described as “Workshop and Premises” with a rateable value of £9,700.

QUOTING TERMS

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

Further details available from the letting agents.

QUOTING RENTAL

£13,750 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 building and insurance.

VAT

VAT is charged on both the rental and service charge.

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
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