

TO LET

The Old Ferry Business Centre

Beachley

Chepstow

Gloucestershire

NP16 7HH

SERVICED OFFICE SUITES

RECENTLY REFURBISHED

11.56 – 40.33 SQ M

(124-434 SQ FT)



LOCATION

The property is located in the village of Beachley, near Chepstow with excellent views across the River Severn and the Severn Bridge. There is easy access to the M48 and M4 motorway network, and the A48 to Gloucester is in close proximity.

DESCRIPTION

- Three storey refurbished office building.
- Offices for 1-8 people.
- Secure car parking.
- High speed internet.
- Inclusive of utilities.
- Fantastic views of the River Severn.
- Short commuting distance to Chepstow.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	Sq m	Sq ft	Rent Per Month (Excluding VAT)
Suite 3	21.48	231	£335
Suite 4	25.47	274	£400
Suite 5	40.33	434	£635
Suite 7	11.56	124	£180

TENURE

The Property is available by way of a license agreement for a minimum term of 6 months.

BUSINESS RATES

Each office suite is to be assessed for business rates by the Valuation Office Agency.

Interested parties are advised to make their own enquiries with Forest of Dean District Council to ascertain the exact rates payable.

COSTS

Each party to bear their own legal costs incurred in this transaction.



VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the rent but this will be confirmed.

PLANNING

We have not made any enquiries with Forest of Dean District Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E use under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC certificate rating of D.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen (MRICS) SUBJECT TO CONTRACT
01291 440100 February 2024
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