



## COMING SOON TO LET

OFFICE SUITES

9.29 SQ M (100 SQ FT) – 64.10 SQ M (690 SQ FT)

Design and Build Opportunity



THE OLD FERRY BUSINESS CENTRE  
BEACHLEY, CHEPSTOW,  
GLOUCESTERSHIRE NP16 7HH

**01 291 440100**

BLADEN COMMERCIAL PROPERTY CONSULTANTS  
10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP

[www.bladenproperty.co.uk](http://www.bladenproperty.co.uk)

# BLADEN

PROPERTY CONSULTANTS



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## 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 part refurbished office building.
- Large on site secure car park.
- Convenient location for Forest of Dean and Monmouthshire
- Fantastic views across the River Severn
- Office suites to be designed to tenant's specification.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft
<u>Ground Floor</u>		
Suite 5-6	64.10	690
<u>First Floor</u>		
Suite 8	21.37	230
Suite 9	24.62	265
Suite 10	10.22	110
<u>Second Floor</u>		
Suite 12	35.77	385
Suite 13	9.29	100

## RENT

The property is available on a new internal repairing and insuring lease for a term to be agreed as separate office suites (or combined) including services but excluding business rates.

Rent on application.

## 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 the transaction.

## VAT

All prices are quoted exclusive of VAT whether or not chargeable. We believe VAT is chargeable on the rent.

## PLANNING

The premises has planning consent for B1 (Office) use under the Town & Country Planning (Use Classes) Order 1987.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

A new EPC has been commissioned.

## PHOTOGRAPHS



## VIEWING & FURTHER INFORMATION

Through sole agents Bladen Property Consultants:-

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**SUBJECT TO CONTRACT**

**March 2020**