



**Strawberry Hill Business Park**  
Incorporating Euroquip Newent Limited,  
Strawberry Hill, Newent GL18 1LH

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Guide Price £1,500,000

A RARELY AVAILABLE COMMERCIAL/AGRICULTURAL OPPORTUNITY set within A SITE approaching EIGHT ACRES. The site consists of SIX LETTING UNITS (currently all occupied with an income in excess of £50,000 per annum) together with THE OWNERSHIP of the LARGEST BUSINESS ON SITE CONSISTING OF 3 UNITS (presently 17,000 sq ft) - EUROQUIP NEWENT LIMITED. It has been running as a FAMILY BUSINESS for the last 30-40 YEARS and is WELL ESTABLISHED IN THE AREA, having very healthy sales of between £800,000 and £900,000 per annum on average (ACCOUNTS AVAILABLE FOR VIEWING AT THE AGENT'S OFFICE).

Newent offers a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.







## BUSINESS - EUROQUIP NEWENT LIMITED

The business comprises of:

**MAIN WORKSHOP - 5,237 SQ FT**  
**WELDING WORKSHOP - 3,487 SQ FT**  
**OFFICE - 520 SQ FT**  
**SPRAY SHOP - 1,117 SQ FT**  
**STORAGE - 764 SQ FT**  
**BARN / STORAGE - 969 SQ FT**  
**NEWLY BUILT SKIP STORAGE UNIT - 5,000 SQ FT**  
**TOTAL SQ FT in excess of 17,000 SQ FT**

## COMPANY INFORMATION

This light industrial business has been running for many years in fabrication, making skips, recycling equipment, forklift attachments etc. The business has B1 / B2 usage.

WITHIN THE BUSINESS, THERE IS A RANGE OF EQUIPMENT TO INCLUDE:

- Guillotine - only 2-3 years old.
- Brake press.
- 21T lorry.
- 14T trailer.
- 4 x forklift trucks.
- Mobile home.
- Various cutters and welders.
- General tools and equipment needed for the successful running of the business.

CURRENT STAFFING:

- Manager
- Secretary
- Foreman
- Seven other staff covering the workshop, paint spraying etc.

OPENING HOURS:

- Monday to Thursday - 8 am to 5 pm.
- Friday - 8 am to 1 pm.

## LET UNITS

**UNIT 2 - 4,500 SQ FT**  
 Let out at £10,200 per annum (exc VAT)

**UNIT 3 - 2,400 SQ FT**  
 Let out at £5,280 per annum (exc VAT).

**UNIT 4 - 1567.50 SQ FT**  
 Let out at £5,400 per annum (exc VAT).

**UNIT 4A - 1,800 SQ FT**  
 Let out at £4,950 per annum (exc VAT).

**UNIT 5 - 8,900 SQ FT / LARGE ENCLOSED YARD**  
 Let out at £22,080 per annum (exc VAT).

**UNIT 6 - 1,350 SQ FT**  
 Let out at £5,400 per annum (exc VAT).

## TOTAL INCOME PER ANNUM - £53,310 exc VAT

All these buildings have either B1 or B2 light industrial use.

## AGRICULTURAL LAND ADJACENT to COMMERCIAL SITE

Comprises of three to four acres of agricultural land having a recently built barn / stables / yard. The BARN measures approximately \*\* 80FT x 40FT \*\* approx with power and lighting. This land is also currently let out.

## AGENTS NOTE

The site is only being sold due to the owners retirement.

Website - euroquip.net

Full accounts are available to view at the agents office.

Site opening hours:

- Monday to Friday - 8 am to 6 pm.
- Saturday - 8 am to 2 pm.

## SERVICES

Mains water, electric and drainage.

## WATER RATES

Severn Trent - to be advised.

## LOCAL AUTHORITY

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

Freehold.

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

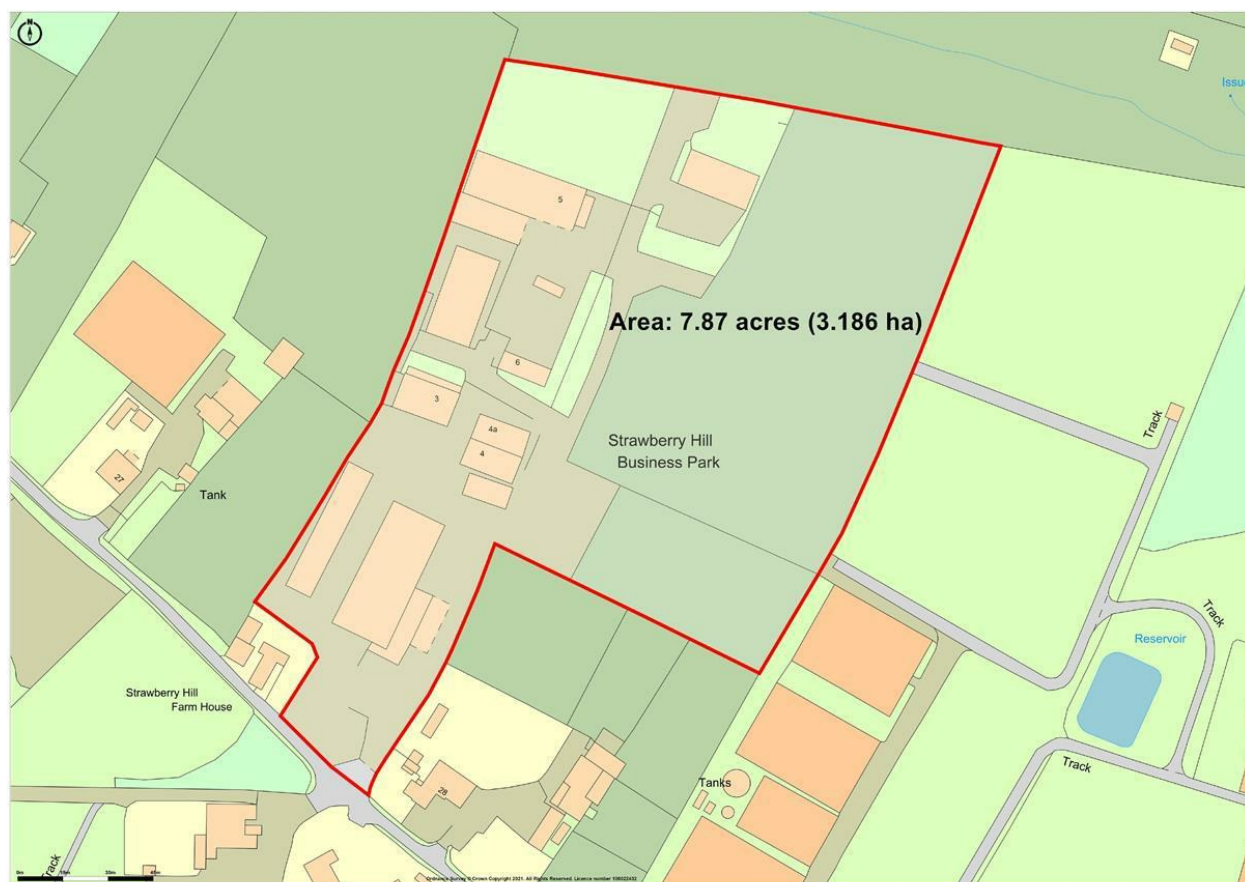
## DIRECTIONS

Proceed out of Newent along the Dymock Road (B4221) taking the first turning right onto Tewkesbury Road. Follow this road towards Staunton for less than a mile until you see a turning on the left on a sharp right bend signposted Strawberry Hill. Turn left into Strawberry Hill, proceed along this road for quarter of a mile and the entrance to the business park will be found on your right hand side.

## PROPERTY SURVEYS

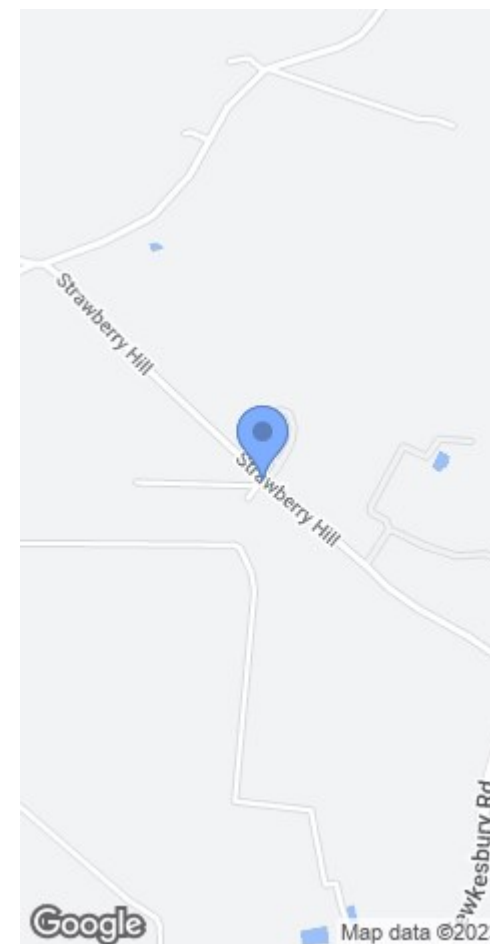
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





**Promap**  
LANDMARK INFORMATION

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(22 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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