



Office Cabins
Newent GL18 1TL

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

Office Cabins

£200 Per Month

Newent GL18 1TL

Perfect Business start up opportunity for someone with e-commerce/e-bay business, carpenter- tradesperson needing storage, office space or workshop
A variety of different sized units available
with additional cabins arriving weekly.
Landlord happy to adapt to suit your requirements



CABINS

A variety of different refurbished units ready to use with LED florescent strip lighting and sockets and carpeted throughout. There is parking with cctv, toilets, water and access 24/7.

16' X 8' Carpeted Office

22' X 9' Timber Clad - with shelving installed if required

24' X 9' split into 2 rooms

28' X 9' Available for Sale or to Let- Please enquire for more information

40' X 8' Shipping Container

Double door entrance, Constructed of metal with glazed windows and carpeted throughout. Suitable for Office, workshop, storage or retail use.

Retail trading has been granted on site.

Water & Electric, & portaloos provided

Terms: 1 Month licence

There are other tenants on site who use cabins for a variety of different uses such as for carpentry, music, storage, recycling and some retail.

FOR SALE:

Other units also available to buy. from £2,500. Please enquire for further information.

SERVICES

Electricity is supplied via a meter set at the cost rate. Water can be plumbed in if required, buyt is available on site. Portaloos. cctv.

Forklift at Kilcot site

Easy parking

RENT

From £150.00 -£300 per calendar month

TENURE

Each cabin is available on a 30 day flexible licence and is available with immediate effect.

BUSINESS RATES

No Business Rates are applicable





VAT

Is not applicable

LOCATION

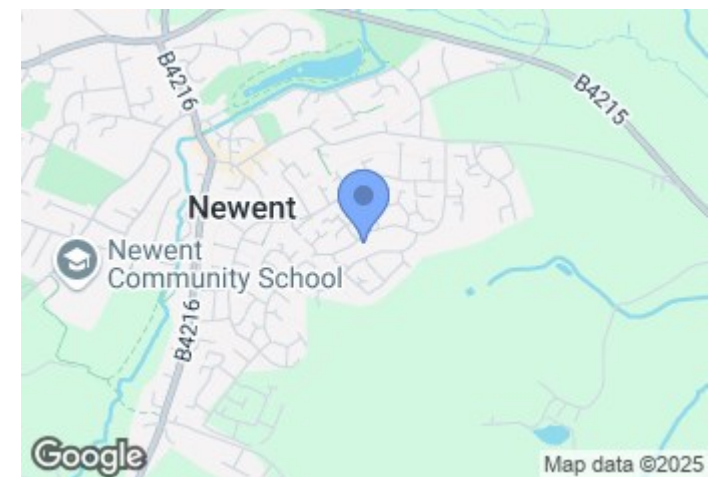
From Newent town centre, proceed along Church Road into Gloucester Street, turn right into Onslow Road, and then left into Sheppard Way, where the unit can be found on the left hand side., next for the Recycling Shop.

Units also available on the outskirts of Newent, near Kilcot

VIEWING

Strictly through Caroline Bonell @ Steve Gooch Estate Agents Ltd who will be delighted to arrange for interested applicants to view if required. Office Opening Hours 9.00am 6.00pm Monday to Friday, Saturdays and Sundays also by arrangement.





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.



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

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



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