



Conigree Court Conigree Road Newent GL18 1NF



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Residential Sales | Residential Lettings | Auctions | Surveys

£2,833 Per Calendar Month

EPC rating

5,400 sq ft
Warehouse/Industrial Unit
Rural Location

THE BARN

A Large Commercial Unit/Barn, approximately 120 ft X 45 ft (36.57 x 13.7m). Constructed of a steel portal frame with concrete panels under partial clad sides and corrugated fibre roof with skylights. Set on the Conigree Court Estate, which is approx. 1.4 miles out of Newent. Currently being used as an Equestrian Yard with 16 American Barn stables/stalls with a tack room or office and feed area. However, the stables are removeable to provide one large open area. Electricity is Single Phase, but there is a Three Phase Generator available and Three Phase could be put in if required. The tack room can remain to provide an office/rest room. There are double sliding doors at each end. Outside there is a partially covered yard 20 ft X 45 ft which makes an excellent loading bay. There is ample parking to the front and side of the unit.

A Detached 3 Bed Barn conversion is also available by separate negotiation

SERVICES

Mains Electricity- Single phase electric, but three phase could be made available, Water Supply & private drainage.

RENT & DEPOSIT

£34,000 per annum plus VAT.
Deposit £6,000

RATES

Any interested parties are advised to enquire with the Forest of Dean District Council Planning Department to check the use required for their individual purpose.

SERVICE CHARGES

Drainage £100 pa (assuming normal quantities)
Broadband £30 pcm if required
Intercom & automatic gates £10 pcm
all exclusive of VAT

TERMS

Available 1st May 2025. The property is offered by way of an internal, repairing and insuring lease for the term which is negotiable

VAT

VAT will be charged on the rent

VIEWING

Strictly by appointment through Steve Gooch Estate Agent or via email to caroline.bonell@stevegooch.co.uk who will be delighted to arrange for interested applicants to view if required. Office Opening Hours 9.00am 6.00pm Monday to Friday, and 9.00am- 5.30pm Saturdays

DIRECTIONS

From the Newent Office take the turning opposite the office into Watery Lane. Go past Newent School and after approximately 1/3 miles turn right at the cross roads and Conigree Court can be found on the right after about 1/2 of a mile.

From Gloucester, take the A40 to Ross-on-Wye, after passing The Toby Carvery at Over, take the B4215 signposted Newent. After approximately 7 miles, drive past the Newent traffic Lights and after 1 1/2 miles turn left signposted Conigree, on the Conigree Road. After about 1 mile take the first turning on the left into the gated entrance.

From M50 (J3) take the B4221 towards Newent. Pass through the village of Gorsley and Kilcot. After passing the Kilcot Inn, turn right signposted Conigree, into Conigree Road. After about 1 mile take the first turning on the left into the gated entrance.

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.

