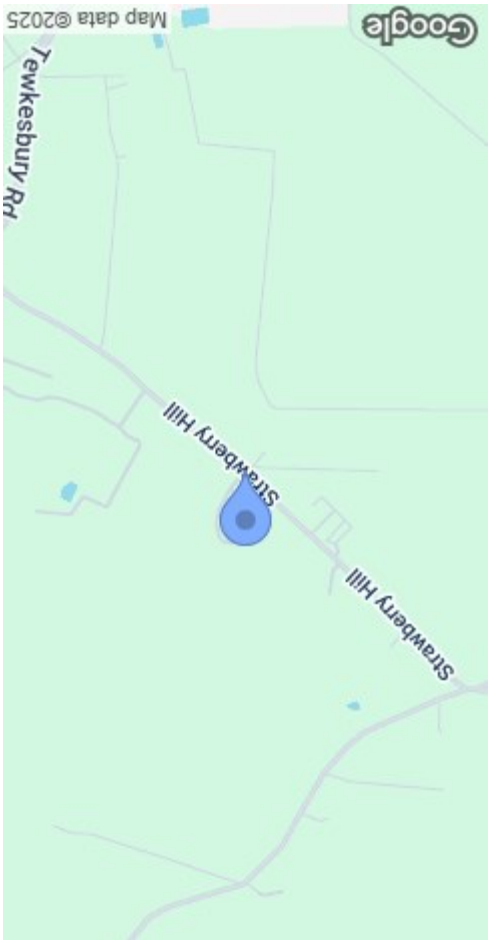
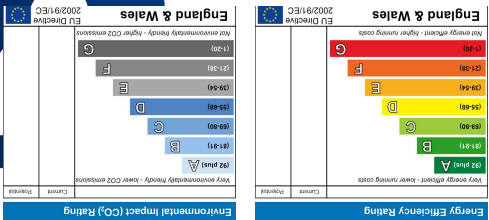


MISREPRESENTATION DISCLAIMER

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.



Strawberry Hill Business Park
Strawberry Hill, Newent GL18 1LH

Plus VAT £1,000,000

A RARELY AVAILABLE COMMERCIAL/AGRICULTURAL INVESTMENT OPPORTUNITY set within A SITE approaching EIGHT ACRES. The site consists of NINE LETTING UNITS (currently all occupied with an income in excess of £80,000 per annum).

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.



UNIT 1 - 1F (LIKELY TO BECOME VACANT)

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

Let out at £30,000 per annum (exc VAT).

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).

PRESENT INCOME PER ANNUM - £83,310 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 on a peppercorn rent.

AGENTS NOTE

For further information on Unit 1, please speak to the agent's office.

SERVICES

Mains water, electric and private 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).