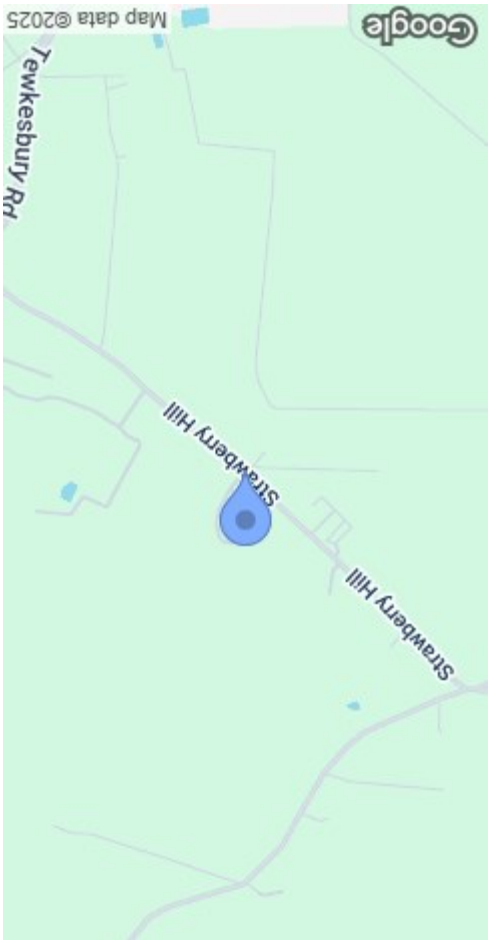


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
101-120 kWh/m ² per year		1-10 g/kWh CO ₂ per year	



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 - 1D
(LIKELY TO BECOME VACANT WITHIN 6 MONTHS)

1 - MAIN WORKSHOP - 5,237 SQ FT

1A - WELDING WORKSHOP - 3,487 SQ FT

1B - OFFICE/REST ROOM/TOILET/STORE - 520 SQ FT

1C - SPRAY SHOP - 1,117 SQ FT

1D - LEAN-TO STORAGE - 764 SQ FT

Plus 2 Large Yard/Parking Areas
OPERATING CENTRE FOR ONE VEHICLE AND ONE TRAILER
Mains drainage. Own electricity supply

UNIT 7 - NEWLY BUILT SKIP STORAGE UNIT - 5,000 SQ

No electricity supply. NO BUSINESS RATES

TOTAL SQ FT in excess of 16,000 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)
Mains drainage, own electricity supply.

UNIT 3 - 2,400 SQ FT
Let out at £5,280 per annum (exc VAT).
Own septic tank, electricity supply on sub meter from Unit 1 tenant.

UNIT 4 - 1567.50 SQ FT
Let out at £5,400 per annum (exc VAT).
Shared septic tank with 4A AND 6.
Own electric supply.

UNIT 4A - 1,800 SQ FT
Let out at £4,950 per annum (exc VAT).
Shared septic tank with 4 and 6.
Own electric supply.

UNIT 5 and 5A - 8,900 SQ FT / LARGE ENCLOSED YARD
Let out at £22,080 per annum (exc VAT).
Own septic tank.
Own electric supply.

UNIT 6 - 1,350 SQ FT
Let out at £5,400 per annum (exc VAT).
Shared septic tank with 4 and 4A.
Own electric supply.

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 ** approximately with power and lighting ON SUB METER FROM UNIT 4A TENANT. 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, mains 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).