



Unit 1a The Stenders

Mitcheldean GL17 0JE



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys

£8,000 Per Annum

EPC rating

Unit 1a
Stenders Business Park

LIGHT INDUSTRIAL UNIT

Well presented Light Industrial Unit approximately 700 sq ft including office, w.c. & wash hand basin,
3 Phase Electricity,
Good height Roller Shutter Door and Personal Door
Access.
Parking at the front
AVAILABLE FROM 17/12/2025
Not suitable for vehicle/car repairs

RENT

£8,000 Per annum + VAT

VAT

Rent is exclusive of VAT.

TENURE

Subject to Negotiation

RATEABLE VALUE

Interested parties should make their own enquiries with the Local Authority to ascertain the exact rates payable. No enquiries have been made in respect of the present classification. 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.

VIEWING

Strictly through the Owners Sole Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours
9.00am 6.00pm Monday to Friday, 9.00am 5.30pm Saturday.

LOCATION

Stenders Business Park is situated in a convenient location with access to the M50 motorway (junction 3) approximately 6 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South and the M4 via Severn Bridge within 35-40 miles for access to Bristol.

AWAITING VENDORS APPROVAL

THESE PROPERTY DETAILS ARE AWAITING VENDOR APPROVAL AND THEREFORE MAY BE SUBJECT TO CHANGE.



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.

