

TO LET – INDUSTRIAL UNITS

BK Bruton Knowles est. 1862

6 Longhope Business Park, Monmouth Road, Longhope, Gloucestershire, GL17 0QG



- Available Immediately
- Lease Assignment
- To be let separately or together
- Newly Developed Industrial Site
- 10,000 sq. ft.

TO LET – INDUSTRIAL UNITS



Unit 1D and 6 Longhope Business Park, Monmouth Road, Longhope, Gloucestershire, GL17 0QG

LOCATION

Longhope Business Park has been undergoing a comprehensive programme of refurbishment works along with new builds. The park sits prominently on the A4136 Monmouth Road, with nearby motorway connections being the M5 at Gloucester Junction 11 or 11A, or the M50 at Ross on Wye, Junction 4.

Occupiers include Dezac and the Authentic Bread Company.

DESCRIPTION

Unit 6 is of steel portal frame construction, with a pitched insulated roof and full height cladding. The unit benefits from full length roller shutter door access, with a design that complements the existing development works carried out on site.

Each unit will provide industrial space with WC.

TERMS

The unit is available on a repairing and insuring lease by way of assignment.

RENT

£6.50 per sq. ft exclusive.

SERVICE CHARGE

A service charge will be levied to the tenant to cover building insurance and costs associated with the common parts of the development.

ACCOMMODATION (Gross Internal Area)

Unit	Sq.Ft	Sq. M
6	10,000	929.03
Total	10,000	929.03

PLANNING

The units will fall under Use Class B1 (light industrial and offices) of The Town and Country Planning (Use Classes) Order, with this Use Class updated to Class E from 1st September 2020.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC will be commissioned for each unit.

VAT

VAT to be applied to all costs.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

FURTHER INFORMATION

If you require any further information or would like to arrange a viewing, please do not hesitate to contact Bruton Knowles on the details provided.

CONTACT

Phoebe Harmer
Property Assistant
07516 507939

phoebe.harmer@brutonknowles.co.uk

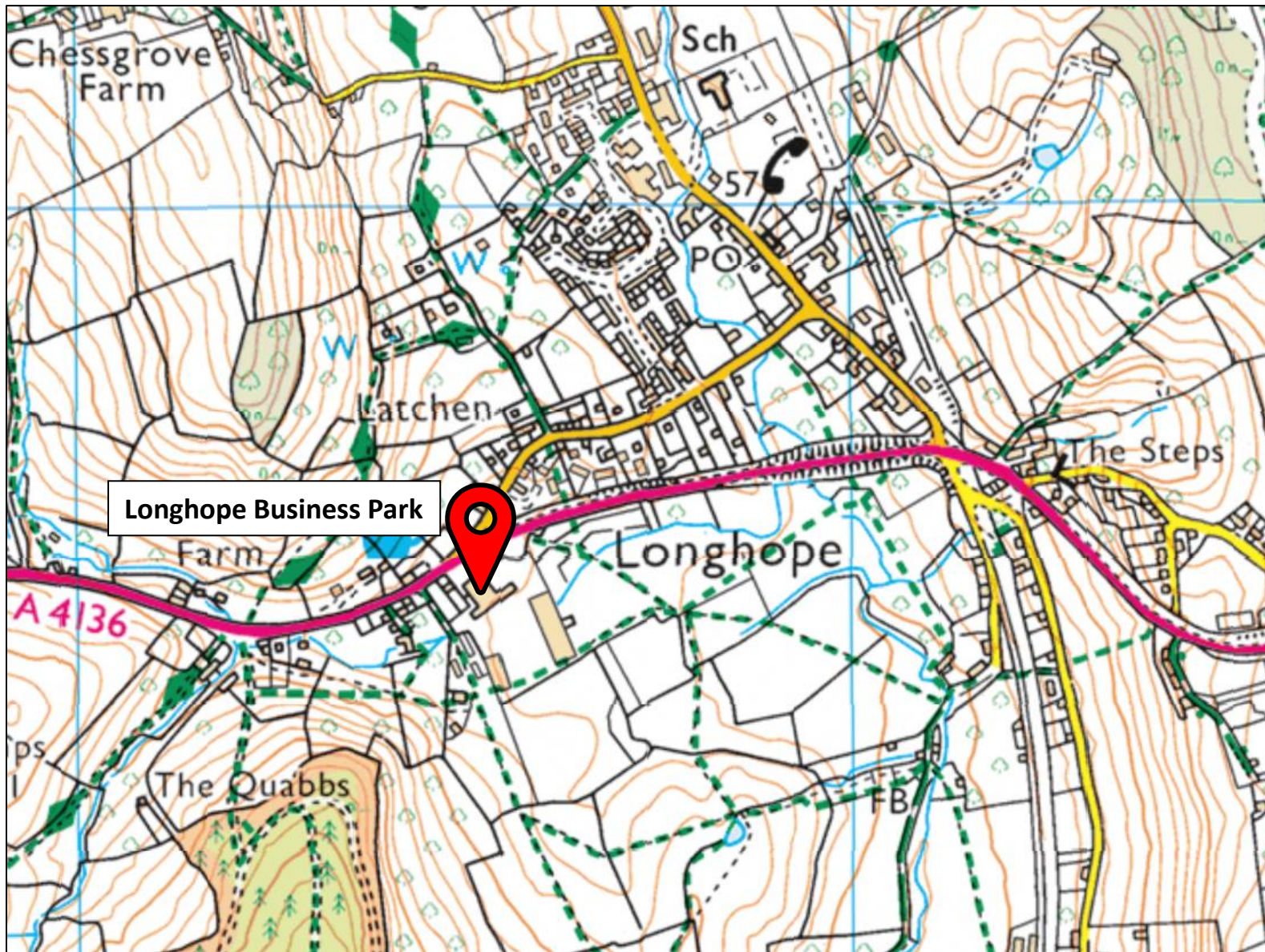
Dorian Wragg MRICS RPR RNARA
Partner
07738 103935

dorian.wragg@brutonknowles.co.uk

TO LET – INDUSTRIAL UNITS



Unit 1D and 6 Longhope Business Park, Monmouth Road, Longhope, Gloucestershire, GL17 0QG



CONTACT:

Phoebe Harmer

07516 507939

phoebe.harmer@brutonknowles.co.uk

Dorian Wragg

07738 103935

dorian.wragg@brutonknowles.co.uk