

Unit E Lawn Farm
Corse GL19 3NX

STEVE GOOCH
ESTATE AGENTS | EST 1985

£5,625 Plus VAT

- Industrial/Warehouse Unit with Roller shutter doors
- Up to 7,500 sq ft (Unit can be split)
- WC & Kitchen facilities
- Steel frame and inslulated panel/brickwork cladding
- Rural Business Park Location
- 24 hour access











LAWN FARM BUSINESS PARK
Unit E is a newly constructed modern steel frame building clad with insulated panels and brickwork under a pitched clad roof with translucent panels and roller shutter doors at either end and concrete flooring. 3 phase electric. Kitchen & WC. There is a yard to the frint of the unit with gated access. The unit can be let as a whole or split providing 5,000 sq ft and 2,500 sq ft. Rent £9.00 psf

LOCATION
Lawn Farm Business Park, Pillows Green Road, Corse which is located approximately 8 miles west of Gloucester via the A417 in a convenient location for access to the M5 and M50 motorway network.

EPC
Will be assessed once construction has been completed

PLANNING
Industial Use. 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.

NON DOMESTIC 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.

RENT/DEPOSIT
£9 per sq ft plus VAT
Can be split into two units
2,500 sq ft @ £22,500 pa
5,000 sq ft @ £45,000 pa
There is also a deposit payable equivalent to two months rent, which is refundable at the end of the lease, as long as there are no arrears or dilapidations

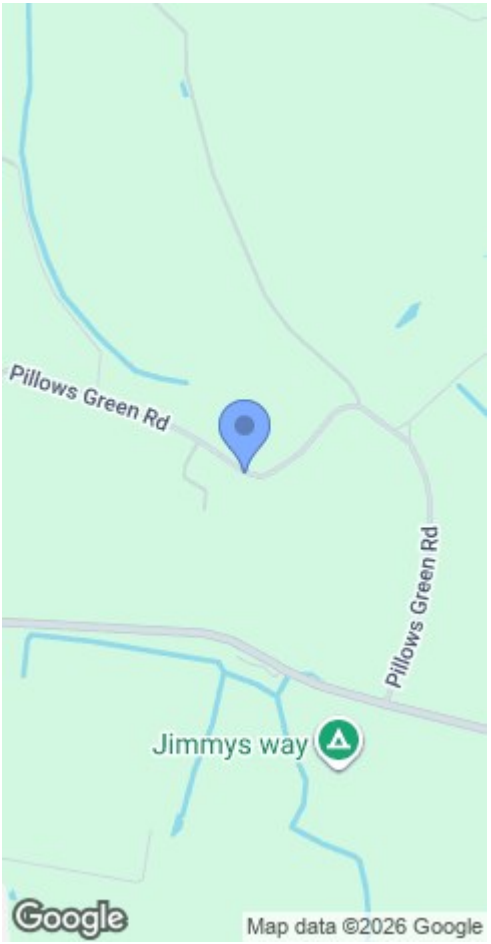
SERVICE CHARGE
A charge may be levied to cover costs associated with the upkeep and maintenance of any communal areas.

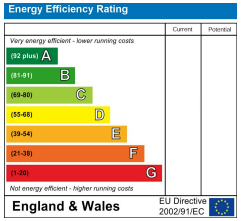
VAT
VAT will be levied on the rent and we recommend any interested tenant establish the VAT implications before entering into any agreement.

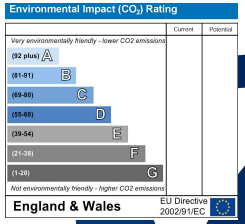
TERMS
By negotiation

VIEWING
Strictly through Steve Gooch Estate Agent who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am 7.00pm Monday to Friday, 9.00am 5.30pm Saturday.

MISREPRESENTATION
AWAITING VENDOR APPROVAL.
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.







MISREPRESENTATION DISCLAIMER

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