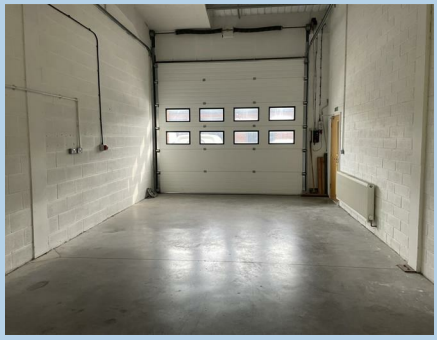
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP

Unit 5b Littlecombe Business Park, Dursley,

£17,500 Per Annum













Modern industrial unit and offices situated on Littlecombe Business Park between Cam and Dursley and suitable for a number of uses. Internal space comprising of entrance lobby, large office, two further ground floor offices, cloakroom, kitchen and workshop/industrial space with up and over door and mezzanine storage above. Double glazing, gas central heating and four allocated parking spaces. Total floor area approximately 1500 sq ft. Energy Rating C. Rateable Value £13,000. Rent subject to VAT. Available February 2027.

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
sales@bennettjones.co.uk

The Property Ombudsman
propertymark

Unit 5b Littlecombe Business Park, Dursley, GL11 4BA

Situation
The premises are situated on the Littlecombe Business Park which was built in 2010 and is situated close to Dursley town centre. There are good access links to junctions 13 and 14 of the M5 motorway, also close at hand is Cam and Dursley railway station with onward connections to the national rail network.

Directions
From Dursley town centre proceed north west out of town on the A4135, on approaching the Kingshill rank of shops, just after the fire station turn right into Kingshill Lane and proceed down the incline taking the first turning on the right, passing the Vale Community Hospital on the right hand side and continue for approximately 250 metres turning right into Littlecombe Business Park. Continue bearing left for approximately 100 metres the property can be found on your right hand side.

Industrial Unit/Workshop 9.85m x 4.63m (32'3" x 15'2")
Industrial space/workshop with up and over door, steps to mezzanine storage above, two radiators,

Entrance Lobby
Main security door with electronic security shutters and further access to both workshop and office.

Main Office 10.24m (narrowing to 9.90) x 4.32m (33'7" (narrowing to 32'5") x 14'2")
Double glazed window to front, two radiators, carpeted flooring.

Rear Office 4.58m x 2.59m (15'0" x 8'5")
Enclosed office with radiator, carpeted flooring, double glazed window to rear and glazed surround with shutters.

Office/Meeting Room 2.98m x 2.86m (9'9" x 9'4")
Enclosed office with built in storage cupboards, radiator, carpeted flooring.

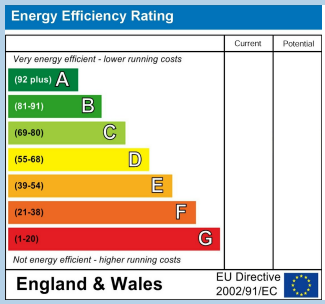
Rear Hall
Radiator, carpeted flooring, emergency exit to rear.

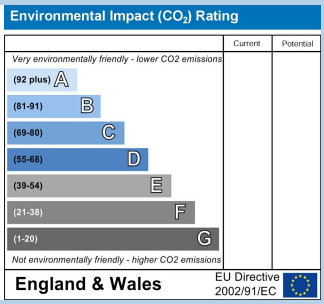
Kitchenette 2.63m x 2.23m (8'7" x 7'3")
Range of wall and base units, stainless steel sink, dishwasher, fridge, radiator, vinyl flooring.

WC
WC, two wash hand basins, radiator.

Externally
There are four allocated parking spaces.

Agents Notes
Suitable for warehouse, industrial, storage, distribution and office use
Gas Central Heating
Terms: The property will be let on a new lease, on terms to be agreed.
Legal costs: Each party will cover their own legal costs involved in the transaction.
Energy Rating C
Rateable Value £13,000
Please note the Rent is subject to VAT which is not included in the advertised price





MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.