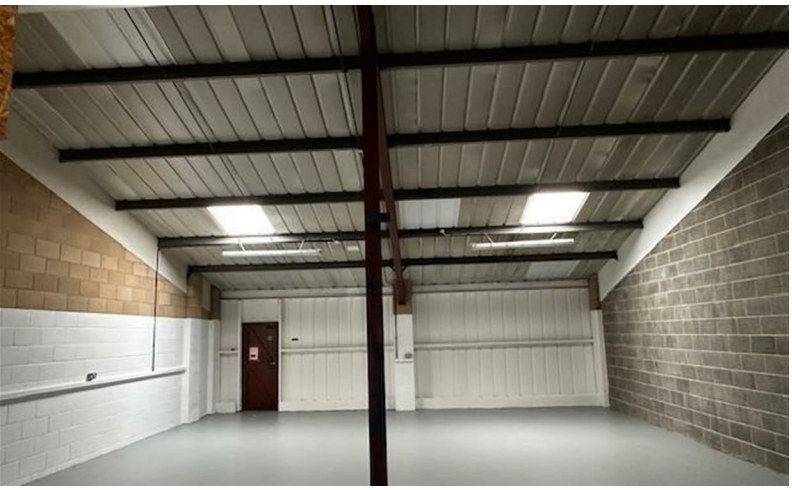
STEVE GOOCH
ESTATE AGENTS | EST 1985



Unit 10 Ladygrove Business Park

Mitcheldean GL17 0DS

4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 822829 | lettings@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys

£1,250 Per Month

EPC rating

UNIT 10 LADYGROVE BUSINESS PARK

A well presented light Industrial Unit approximately 1548 sq ft including an entrance hallway and wc and Office and kitchen on a mezzanine above the entrance hallway accessable via staircase
3 Phase Electricity,
Good height roller shutter door to front.
Parking
No Dogs
No Motor trade
AVAILABLE FROM 01/05/2026

LOCATION

The property is situated on the Ladygrove Business Park on the A4136 Gloucester Road just outside the Village of Mitcheldean which has convenient access to the M50 motorway (junction 3) which is approximately 6 miles away and gives a good connection to the M5 motorway, linking up the Midlands, Wales, and both the North and the South. The Unit is close to Ross-on-Wye, Cinderford, Newent and Gloucester.

RENT, RATES & DEPOSIT

£15,000 pa (plus VAT)
Deposit- equivalent to 3 months rent.
Insurance charged to tenant which is currently £629 pa
Rateable Value- Interested Parties should make their own enquires with the local authority (Forest of Dean) to ascertain the exact rates payable.

SERVICES

Mains electric, water & drainage Three Phase electric supply

TENURE

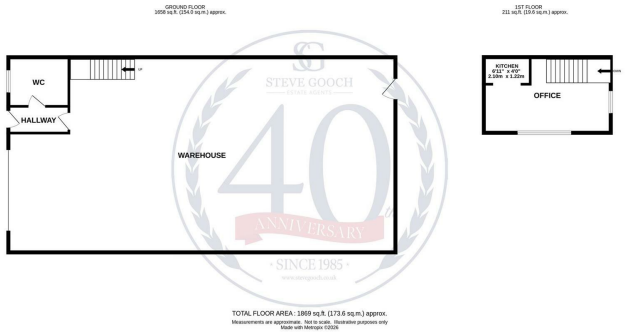
One Year Lease ongoing
FR&I
Subject to negotiation with the owner.

VIEWING

Strictly through owners sole selling agent -Steve Gooch Estate Agents Ltd who will be delighted to escort interested applicants to view if required.
Office opening hours 9am-6pm Monday to Friday and 9am-5.30pm Saturday.

AWAITING LANDLORDS APPROVAL

THESE PROPERTY DETAILS ARE AWAITING LANDLORDS 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.