





Unit 6d Littlecombe Business Park

Modern industrial warehouse unit with good links to Gloucester and Bristol.

Location

Littlecombe Business Park is a new development situated in Dursley approximately 1 mile from the Town Centre. Access to the M5 Motorway is available at either Junction 13 or Junction 14 via the A4135 and the A38. Gloucester is 13 miles and Bristol 20 miles.

Description

Littlecombe Business Park is a modern development of industrial/warehouse units. The property is situated in Phase II which comprises 9 units in 3 terraces.

The property is of steel portal frame construction, and the elevations are a combination of brick and profile metal cladding.

It has two allocated parking spaces and an area for loading/unloading in front of the building and visitor's spaces are provided on site.

The accommodation in Unit 6d comprises a store/workshop and WC facilities on the ground floor with storage at mezzanine level.

The property is finished to a good specification and includes an eaves height of approximately 6m, painted power floated concrete floor, LED lighting, powder coated double glazed aluminium windows and doors, intruder alarm and all mains services including 3 phase electricity.

The mezzanine has steel flooring and more storage space and a balcony that overlooks the ground floor.

Accommodation

(Approximate gross internal areas)

Ground Floor	93.65 sq m	(1,008 sq ft)
First floor	31.22 sq m	(336 sq ft)
Total	124.87 sq m	(1,344 sq ft)

Rates

The Rateable Value appearing on the Valuation Office Agency website is £6,500. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Within Classes E, B2 and B8 of the Use Classes Order.

Terms

The property is offered by way of a long lease for a period of 150 years from 2018.

Price

£230,000 plus VAT.

Service Charge

A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

EPC

The property has a Rating of B-41.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.



Unit 6d Littlecombe Business Park





Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

Ollie Hambling

 ollie@ashproperty.co.uk

 01452 300433

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1.these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2.ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3.no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4.rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5.the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

