





# 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.







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# Request a viewing

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

## Key contacts

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