





Unit 5 Huntley Business Park

Modern office building in an attractive rural setting with generous parking allocation.

Location

The property is located on the Huntley Business Park, a modern development of industrial/warehouse units with direct access from the A40 Gloucester to Ross-on-Wye trunk road. Huntley village has a population of 1,800 and located to the North of the Forest of Dean approximately 7 miles West from Gloucester, 8 miles Southeast of Ross-on-Wye and the M50 motorway. It is also approximately 8 miles Northeast of Cinderford.

Description

The property comprises a modern two storey detached building with stone faced external elevations with blue brick surrounds to the UPVC windows and door openings under a pitched slated roof incorporating Velux skylights. There are 8 private parking spaces to the front of the property.

Internally the accommodation is approached through a UPVC double glazed front door via entrance hall leading to the ground floor cellular offices, kitchen and disabled WC.

A staircase leads to open plan office space on the first floor with an open Apex roof structure. The premises has plastered painted walls and ceilings and tiled flooring at ground floor level. A suspended ceiling runs throughout the ground floor which houses LED light panels. The premises further benefit from a fitted kitchen and underfloor heating provided by a ground source heat pump.

Three-phase electricity supply and fibre optic broadband are connected to be building.

Accommodation

(Approximate net internal area)

Ground Floor Offices	121.73 m2	1,310 ft2
Ground Floor Kitchen	16.60 m2	178 ft2
Ground Floor Store	0.95 m2	10 ft2
First Floor Offices	139.28 m2	1,499 ft2
First Floor Stores	10.24 m2	110 ft2
Total	288.80 m2	3,107 ft2

Planning

Offices.

Rates

The Rateable Value appearing on the Valuation Office Agency website is £12,750. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The offices are offered freehold with vacant possession.

Price - £475,000.

EPC

The property has a B Rating.

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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