

**Unit 6b Littlecombe Business Park, Lister Road,
Dursley GL11 4BA**

 Industrial
 Dursley
 To Let
 122.86 m2 (1,323 ft2)





Unit 6b Littlecombe Business Park

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

Location

Littlecombe Business Park is a modern 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 comprises an open-plan store/workshop with WC facilities at ground floor, together with a substantial full-width mezzanine providing additional storage or the opportunity to fit out offices to an occupier's own requirements. The mezzanine is boarded out and fully balustraded, with access by an open-tread steel staircase.

The property is finished to a good specification and includes an eaves height of approximately 6m, a power floated concrete floor, insulated sectional loading door and separate fully glazed pedestrian entrance, extensive roof lights giving good natural light throughout, a fire alarm system and all mains services including three phase electricity.

Accommodation

(Approximate gross internal areas)

Ground Floor	69.82 sq m	(752 sq ft)
First floor	53.04 sq m	(571 sq ft)
Total	122.86 sq m	(1,323 sq ft)

Rates

The Rateable Value appearing on the Valuation Office Agency website from 1st April is £9,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Within Classes E and B8 of the Use Classes Order.

Terms

The property is offered by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£15,000 per annum exclusive.

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 and is valid until April 2028.

VAT

VAT will be applicable on the rent and other landlord's supplies.

Legal Costs

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





Unit 6b Littlecombe Business Park



Please note the above are file photographs and are to be updated.





Request a viewing

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

Key contacts

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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.

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