





**Unit 7b Longhope Business Park, Monmouth Road,
Longhope, GL17 0QG.**

 Industrial/Warehouse
 Gloucester
 464 m2 (5,000 ft2)
 To Let





Unit 7b Longhope Business Park

New Industrial Unit on a modern Business Park just off the A4136 Monmouth Road with a generous parking allocation.

Location

Longhope Business Park has been undergoing a comprehensive programme of refurbishment works along with new builds.

The park sits prominently on the A4136 Monmouth Road, with nearby motorway connections being the M5 at Gloucester Junction 11 or 11A, or the M50 at Ross on Wye, Junction 4.

Occupiers include Dezac, Versarien plc, Tallow & Ash and the Authentic Bread Company.

Description

Unit 7 is of steel portal frame construction, with a pitched insulated roof and full height cladding. The unit has roller shutter door and pedestrian door access.



An office has been installed with painted plastered ceilings and walls, carpet flooring and LED lights. WC facilities are provided.

Accommodation

(Approximate gross internal area)

464.5 m² (5,000 ft²).

Rating

The unit will need to be assessed for business rate purposes. Prospective occupiers should then check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Class E (light industrial and offices) of The Town and Country Planning (Use Classes) Order.

Terms

The unit is available on a repairing and insuring lease by way of assignment.

Rent

£35,000 per annum exclusive.

Service Charge

A charge will be levied to the tenant to cover building insurance and costs associated with the common parts of the development.

Energy Performance Certificate

An EPC is being prepared.

VAT

The property is elected for VAT purposes.

Legal Costs

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





Unit 7b Longhope Business Park





Request a viewing

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

Key contacts



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