

**Units 13 & 14 Frampton-on-Severn Industrial
Park, Frampton-on-Severn, GL2 7HE.**

- Industrial/Warehouse
- Frampton-on-Severn
- To Let
- 170.94 m2 (1,840 ft2)





Units 13 & 14 Frampton-on-Severn Ind Park

Modern industrial unit on an established Business Park with good accessibility to the surrounding area.

Location

Frampton Industrial Park is located off the B4071, approximately 1.5 miles from Junction 13 of the M5 Motorway. The B4071 connects to the A38 Gloucester to Bristol Road which provides access to the Motorway Network via the M4 and M5.

Description

The property comprises an end terrace industrial/warehouse unit of steel portal frame construction with part clad, part brick elevations beneath a profile steel clad roof.

The roof is mono pitched and incorporates translucent panels at regular intervals.

Originally built to provide four industrial units, these are currently subdivided to provide two units, each accessed by way of two roller shutter doors which incorporate pedestrian doors.

The unit has a minimum eaves height of approximately 4m increasing to 5m at the rear.

Externally, the site provides generous parking and space to load/unload.

Accommodation

(Approximate gross internal area)

170.94 m² (1,840 ft²)

EPC

The property has a Rating of B-50.

Rates

The Rateable Values appearing on the Valuation Office Agency website is £14,750. Prospective occupiers are advised to make their own enquiries to establish any transitional relief that may be applicable.

Planning

Within Classes E and B8 of the Use Classes Order 1987.

Terms

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

Rent

£16,000 per annum.

Service Charge

An Estate Charge will be levied to cover the costs associated with the upkeep and maintenance of the common areas.

VAT

The properties are not elected for VAT.

Legal Costs

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





Units 13 & 14 Frampton-on-Severn Ind 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

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 licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, ASH & Co CS LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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 & Co and accordingly, we recommend you obtain advice from a specialist source.

