





**Units 1 to 3 Stardens Works, Tewkesbury Road,
Newent GL18 1LG.**

-  Industrial
-  Newent
-  To Let
-  From 371.6 m2 (4,000 ft2)





Units 1 to 3 Stardens Works

Brand new industrial warehouse units with sizes ranging from 4,000 ft² to 18,000 ft².

Location

The market town of Newent, which is located within the northern section of the Forest of Dean, is one of the four main towns of the district. The town is situated adjacent to the B4215 circa 8 miles east of Ross on Wye and 9 miles north-west of Gloucester. Access to the M50 is available at Junction 3 (via B4221) and access to the M5 is available at Gloucester via Junctions 11, 11a and 12.

The property is accessed directly off the Tewkesbury Road, 1 mile east from the B4215 Lambs Barn Pitch and 2 miles north from the centre of Newent.

Description

Brand-new development of industrial warehouse units constructed around a steel portal frame, with profile metal clad elevations and roof, the latter incorporating translucent panels at regular intervals.

The specification includes a minimum eaves height of 4 metres, a power-floated concrete floor, vehicular loading doors, powder-coated double-glazed aluminium windows and doors and 3 phase electricity. Allocated parking is provided with each unit.

The units will be delivered to a shell specification, ready for an occupier's fit-out.

Accommodation

(Approximate gross internal areas)

Unit 1	361.7 m ²	(4,000 ft ²)
Unit 2	557.4 m ²	(6,000 ft ²)
Unit 3	743.2 m ²	(8,000 ft ²)
TOTAL	1,672.2 M²	(18,000 FT²)

Planning

Classes E, B2 and B8.

Rates

To be assessed at completion.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The units are offered by way of a new lease(s) for a term to be agreed.

Rent

To be based on £8 per sq ft.

VAT

The property is elected for VAT.

EPC

To be assessed at completion.

Legal Costs

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





Units 1 to 3 Stardens Works





Request a viewing

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

Key Contacts



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