

**Unit D1 Chapel Hill Business Park, Newport, Glos,
GL13 9PZ.**

 Industrial
 South Gloucestershire
 To Let
 508.72 m2 (5,476 ft2)





Unit D1 Chapel Hill Business Park

Modern warehouse unit on a popular Business Park within 3 miles of the M5. Available on flexible terms.

Location

Chapel Hill Business Park occupies a highly accessible position just west of the junction with the A38 Gloucester–Bristol trunk road, close to the village of Newport. The park is ideally situated approximately 17 miles north of Bristol and 15 miles south of Gloucester, providing convenient access to major regional centres. The property benefits from excellent transport links, being located around 3 miles north of Junction 14 (Falfield) and 9 miles south of Junction 13 (Stonehouse) of the M5 motorway. The site backs onto the west side of the A38, with vehicular access taken from Chapel Hill, an unclassified road connecting directly to the main route.

Description

The property comprises an end-terrace industrial/warehouse unit, immediately adjoining Unit D2, constructed in 2012 to a modern specification.

The building is of steel portal frame construction with a concrete floor and facing brick and concrete block inner leaf walls to the lower elevations, with profile metal cladding to the upper elevations and roof. The roof incorporates translucent roof lights providing good natural lighting throughout the warehouse area.

The unit benefits from an eaves height of approximately 8 metres and is served by a 4.25 metre electrically operated loading door, offering excellent loading and unloading access.

Externally, the site is enclosed by a metal security palisade fence with matching double access gates. The yard area is laid to tarmac with a concrete loading apron, providing good circulation space and allocated car parking for staff and visitors.

Accommodation

(Approximate Gross internal area)

508.72 m² (5,476 ft²)

Planning

Within Class B8 of the Use Classes Order 1987.

EPC

C-63.

Business Rates

The property will need to be reassessed for rating purposes. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered by way of a new lease for a term to be agreed. The lease to be contracted outside the Security of Tenure provisions of the Landlord and Tenant Act 1954, Part II.

Rent

£55,000 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. Further details available from agents upon request.

VAT

The property is elected for VAT.

Legal Costs

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





Unit D1 Chapel Hill Business Park





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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