

INDUSTRIAL WAREHOUSE UNITS TO LET

Newent

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PROPERTY CONSULTANTS



INDUSTRIAL WAREHOUSE UNITS

Unit 8-8E
Newent Business Park
Newent
Gloucestershire
GL18 1DZ

From 7,247 sq ft (673.26 sq m)
To 27,669 sq ft (2,570.51 sq m)

- Established commercial location
- Available as a whole or as two separate buildings
- New lease available



Unit 8-8E Newent Business Park, Newent, Gloucestershire, GL18 1DZ

Location

The property is located in Newent Business Park which is situated on the outskirts of Newent town centre.

The Business Park is approximately 10 miles north west of Gloucester, where Junctions 11 and 12 of the M5 Motorway are available, and 4.5 miles from Junction 3 of the M50. Ross-on-Wye is approximately 10 miles east, and Cheltenham approximately 18 miles west.



Description

The premises comprise two buildings; one providing office and production space and the other providing production and warehouse space.

Unit 8-8C

A detached building of hipped steel portal frame construction with brick and clad elevations. Two storey office accommodation is located at the front of the building and its specification includes carpeting, disabled male and female WCs, kitchen, LPG gas heating and a feature entrance lobby including a spiral staircase to the first floor.

The production area is accessed by three loading doors and has a haunch height of approximately 4.6 metres. There is parking and yard space to the front and side of the premises.

Unit 8D-E

This is a separate building and is of double bay steel portal frame construction with clad and brick elevations including a haunch height of approximately 4.6 metres. An office and mezzanine floor are located to the side. There are two loading doors, one benefiting an external canopy, and there is a yard and car park to the rear of the building.

Accommodation

All measurements are approximate Gross Internal Areas.

Area	Sq ft	Sq m
Unit 8-8C	20,422	1,897.14
Unit 8D/E	7,247	673.23
TOTAL	27,669	2,570.51

Terms

The buildings are available separately or combined by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

To be based on £5.00 per sq ft per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Business Rates

The properties require separate assessments. Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable. A change in occupation may trigger an adjustment of rating assessment.

Energy Performance Certificate

Unit 8-8C: Energy performance rating D

Unit 8D-E: Energy performance rating E

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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Date: June 2016

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