

TO LET — Gated Haulage Yard & Premises

Leathern Bottle Depot, Cam, Dursley, A38, , GL11 5JD



- 0.75 acres surfaced gated yard
- 1,251 sq. ft workshop
- Accessed off A38
- £35,000 per annum



TO LET — Gated Haulage Yard and Premises

Leathern Bottle Depot, Cam, Dursley, A38, GL11 5JD



LOCATION

The property is located along the main A38 approximately 18 miles south of Gloucester, 21.5 miles south of Cheltenham and 23.1 miles north of Bristol. There is easy access to junction 14 of the M5 motorway which is less than 5.7 miles from the site and provides links south to the M4 for Bath, Swindon and South Wales and North to Worcester, Birmingham and the M6.

DESCRIPTION

The available site comprises a secure gated haulage yard of compacted hardcore and concrete, which extends to approximately 0.75 acres. On the western fringe of the site sits a steel framed workshop extending to approximately 1,251 sq. ft. The workshop benefits from 2 roller shutter door, toilet, small office, water and electricity.

RENT

£35,000 per annum exclusive.

ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
Workshop	116.22	1,251
Total	116.22	1,251
Site area	Hectares	Acres
Total	0.30	0.75

EPC

TBC

TERM

The property is available by way of a new lease on fully repairing and insuring basis, for a term of years to be agreed.

VAT

VAT will be applied to all costs.

RATES

A new rating assessment is to be confirmed.

However we advise that all interested parties make their own enquiries with the GOV UK rates valuation.

<https://www.gov.uk/correct-your-business-rates>

PLANNING CONSENT

The property is available to be used under Use Classes B8 (storage and distribution) of the Town and Country Planning Order 1987.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

TO LET — Gated Haulage Yard and Premises

Leathern Bottle Depot, Cam, Dursley, A38, GL11 5JD

