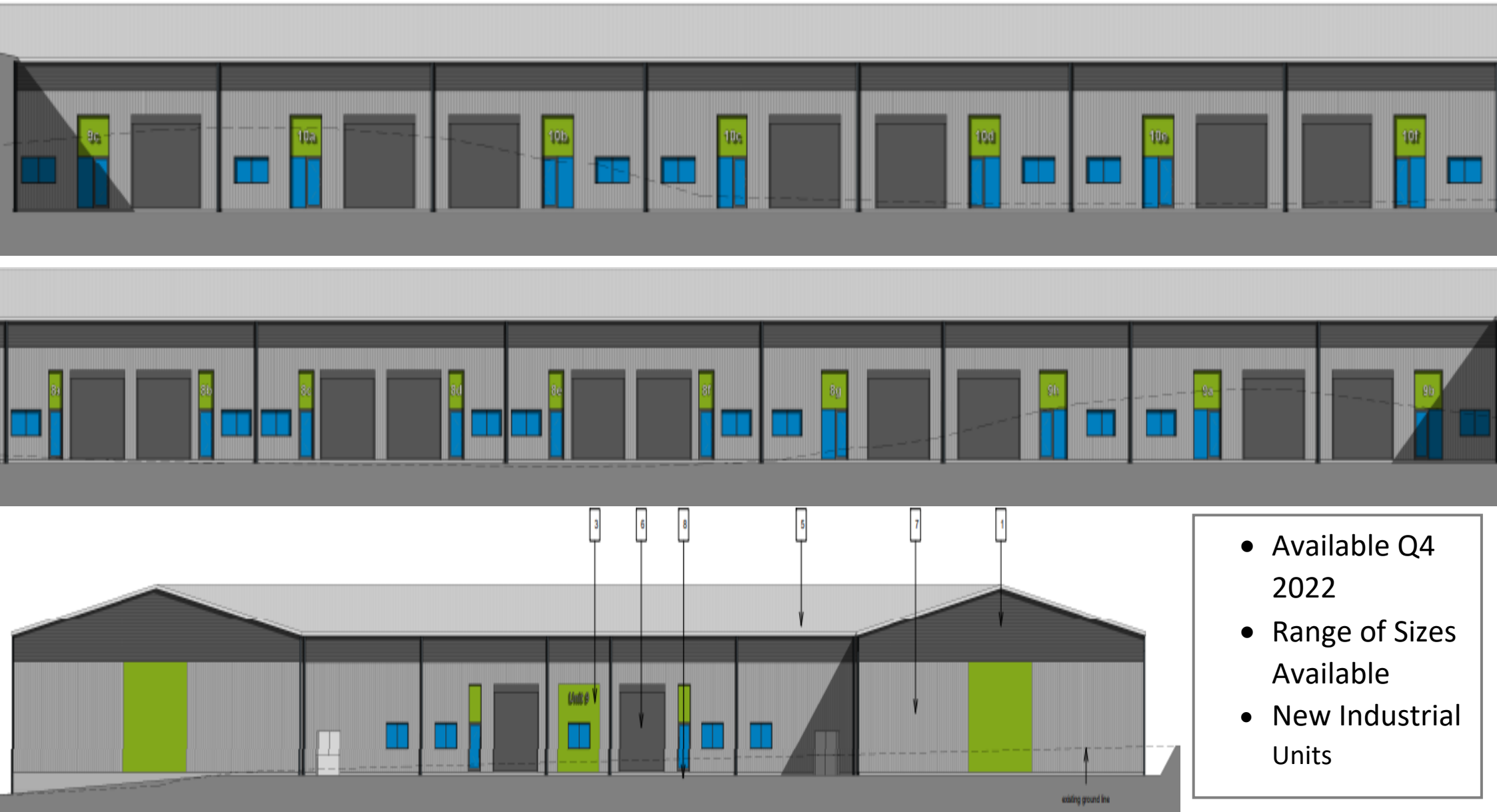


TO LET – NEW INDUSTRIAL UNITS



Block 8 - 10 Longhope Business Park, Monmouth Road, Longhope, Gloucestershire, GL17 0QG



- Available Q4 2022
- Range of Sizes Available
- New Industrial Units

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LOCATION

Longhope Business Park has been undergoing a comprehensive programme of refurbishment works along with additional new builds. The Park sits prominently on the A4136 Monmouth Road, with nearby motorway connections on the M5 at Gloucester Junction 11 or 11A, and the M50 at Ross on Wye, Junction 4.

Occupiers include Dezac, Versarien and the Authentic Bread Company.

DESCRIPTION

The units, which are under construction, will be of steel portal frame construction with pitched insulated roofs and full height cladding. Each unit will benefit from full length roller shutter doors, with a design that compliments the existing development.

Each unit will provide industrial space with WC facilities.

TERMS

Each unit is available on a full repairing and insuring lease for a term of years to be agreed.

RENT

On application

SERVICE CHARGE

A service charge will be levied to the tenant to cover building insurance and costs associated with the common parts of the development.

BUSINESS RATES

The units will need to be separately assessed for business rates.

ACCOMMODATION (Gross Internal Area)

BUILDING	MIN SPACE AVAILABLE (Sq. Ft)	MAX SPACE AVAILABLE (Sq. Ft)
8	2,000	6,000
9	On application	34,500
10	3,000	18,000

PLANNING

The units have been granted consent under planning reference P0722/21/FUL and will fall under Use Class B2 of The Town and Country Planning (Use Classes) Order.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC will be commissioned for each unit.

VAT

VAT to be applied to all costs.

LEGAL COSTS

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

FURTHER INFORMATION

If you require any further information or would like to arrange a viewing, please do not hesitate to contact Bruton Knowles on the details provided.

VIEWING

Viewing appointments available via the sole agents only. Please contact Robert Smith or Phoebe Harmer on the contact details provided to arrange viewing.

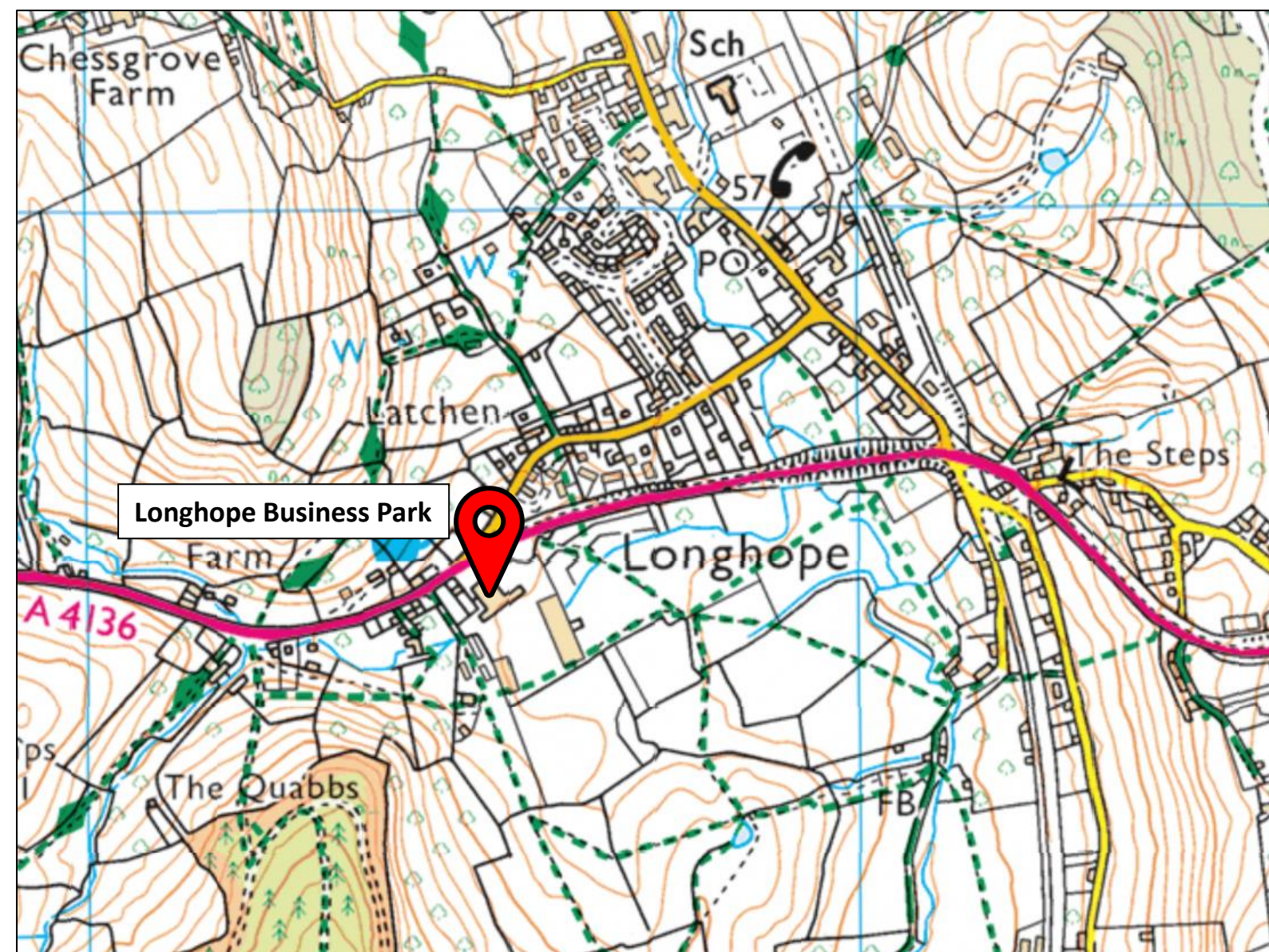


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BK Bruton Knowles

est.1862

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CONTACT:

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