

TO LET – NEW INDUSTRIAL UNITS



Block 7, Longhope Business Park, Monmouth Road, Longhope, Gloucestershire, GL17 0QG



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

TO LET – NEW INDUSTRIAL UNITS



Longhope Business Park, Monmouth Road, Longhope, Gloucestershire, GL17 0QG

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

VAT

VAT to be applied to all costs.

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)

A range of sizes are available starting from 5,000 – 10,000 sq. ft along with a further Café unit totalling 2,200 sq. ft. Floor plans available on request.

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, with the Café unit falling under Class E from 1st September 2020.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC will be commissioned for each unit.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

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

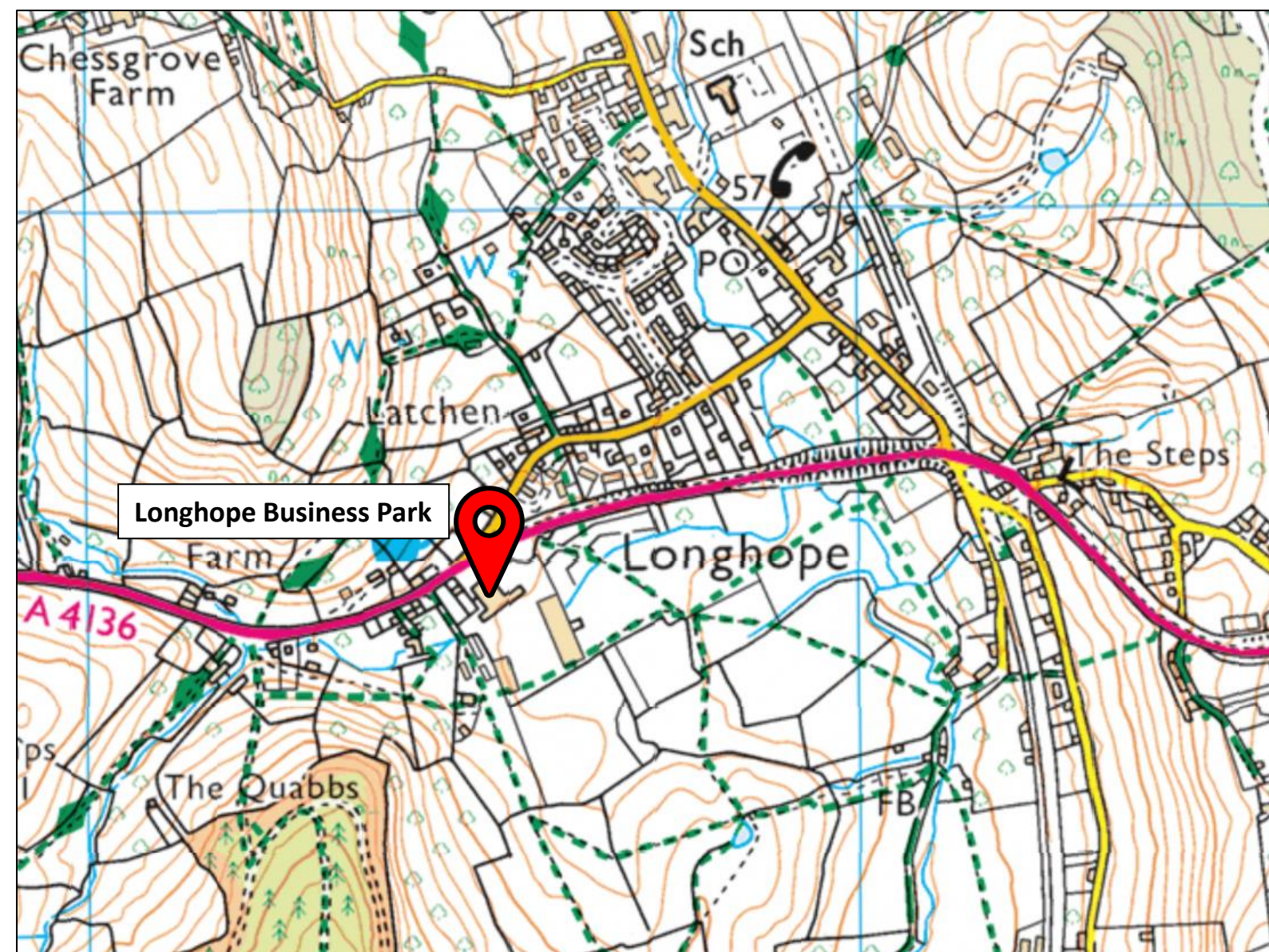


TO LET – NEW INDUSTRIAL UNITS

BK Bruton Knowles

est.1862

Longhope Business Park, Monmouth Road, Longhope, Gloucestershire, GL17 0QG



CONTACT:

Robert Smith
07778 981032
robert.smith@brutonknowles.co.uk

Phoebe Harmer
07516 507939
phoebe.harmer@brutonknowles.co.uk