

TO LET INDUSTRIAL UNIT

Nansfield Farm, Gloucestershire, Newent, GL18 1LS



- 21,119 sq. ft. (GIA)
- Yard/ Turning Space
- Easy access to M50
- Three Phase Electricity

For Sale | 12343

brutonknowles.co.uk

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Location

Nansfield Business Park benefits from excellent regional connectivity. It is conveniently located just off the B4215, providing easy access to the M50 motorway (Junction 2), which in turn links to the M5, offering efficient routes to Gloucester, Cheltenham, Birmingham, and the wider Midlands and South West regions. The proximity to the A417 and A40 further enhances its appeal for logistics and distribution operations.

Nansfield Business Park is set in a rural environment, providing a peaceful working atmosphere while maintaining close proximity to larger commercial hubs such as Ledbury (6 miles), Newent (4 miles), and Ross-on-Wye (10 miles). The park features secure on-site parking and good circulation space for vehicles.

Description

The subject property extends to around 1,962 sqm (21,119 sq ft). The unit lies on total site of approximately 16 acres (6.5 hectares) and features adequate yard and turning space to the front. The unit benefits from solar PV to the roof.

The sheds are of steel portal frame construction with concrete floors and roller shutter access doors —making them well-suited to a variety of production uses. The unit benefits from insulated solar PV.

Neighbouring occupiers include Westons Cider.

Accommodation (GIA)

Area	Sq. M	Sq. Ft
Unit X	1,962.02	21,119
Total	1,962.02	21,119

VAT

VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Terms

The Property is available by way of new fully repairing and insuring lease, for a number of years to be agreed.

Permitted Uses

The unit allows for use class B8 (storage and distribution).

Rent

£116,154.50 per annum (£5.50 per square foot) exclusive.

EPC

A new EPC to be commissioned.

Business Rates

The VOA are yet to provide a rating assessment.

Contact

Viewings and further information available via the sole agent, Bruton Knowles only. Please contact Dorian Wragg or Phoebe Harmer for further information. Contact details available on page 3.

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Boundary of site as a whole. Lease plan to be provided by solicitors.

Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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