

TO LET – INDUSTRIAL UNITS

BK Bruton Knowles est. 1862

Block 7, 8,9 and 10 Longhope Business Park, Monmouth Road, Longhope, Gloucestershire, GL17 0QG



- Available Immediately
- 2k-7k Industrial Available
- New Industrial Units
- Newly Developed Industrial Site
- 2.2k Retail Unit Available

Example Units

www.brutonknowles.co.uk

01452 880000

CODE 5391

TO LET – INDUSTRIAL UNITS



Block 7B, 7C and 8A Longhope Business Park, Monmouth Road, Longhope, Gloucestershire, GL17 0QG

LOCATION

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

Occupiers include Dezac and the Authentic Bread Company.

DESCRIPTION

The units are of steel portal frame construction, with a pitched insulated roof and full height cladding. Each unit benefits from full length roller shutter door access, with a design that complements the existing development works carried out on site.

Each unit will provide industrial space with WC.

TERMS

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

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)

Unit	Sq.Ft	Sq. M	Rent P/A ex.	Available From
8A	2,000	185.8	£14,000	MARCH 2023
7B	5,000	464.5	£35,000	OCTOBER 2023
7C	2.2K RETAIL	204.37	£30,000	TBC

PLANNING

The units will fall under Use Class B1 (light industrial and offices) of The Town and Country Planning (Use Classes) Order, with this Use Class updated to Class E from 1st September 2020.

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

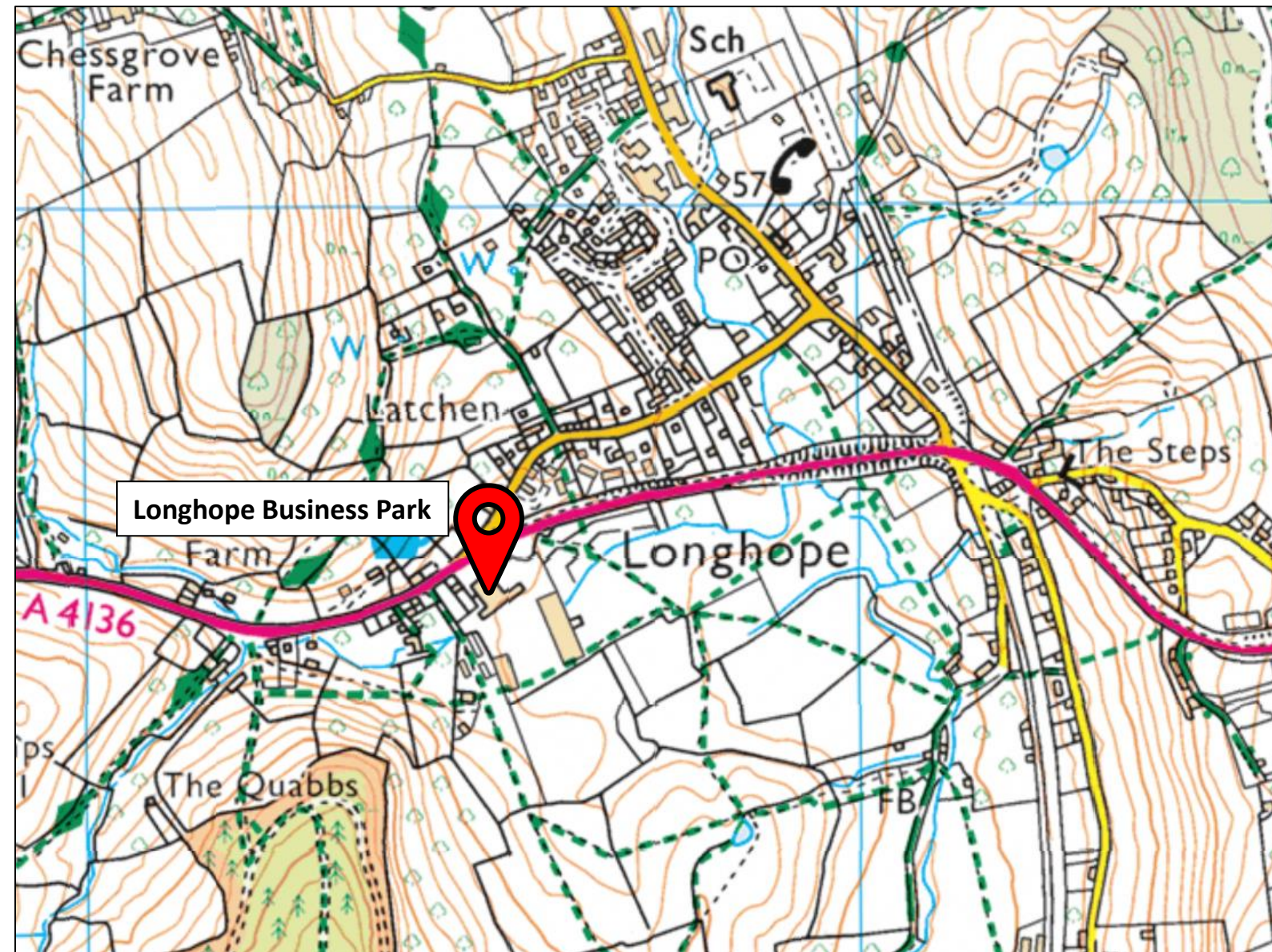
If you require any further information or would like to arrange a viewing, please do not hesitate to contact Bruton Knowles on the details provided.



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CONTACT:

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