



TO LET

- Workshop/Warehouse/Office & Showroom space
- Available as a whole or as separate units
- Parking provided
- Excellent road links

61 STATION ROAD

Wickwar, Wotton-under-Edge, GL12
8NB

Rental Guide: £250 - £2200 pcm
depending on size of unit let

A prominent commercial building extending to in excess of 10,200ft² of adaptable space set over three floors set on a large industrial estate on the outskirts of Wickwar with excellent transport links.

DAVID JAMES & PARTNERS

Description

A large commercial warehouse split over 3 floors, all benefitting from access for goods delivery. The unit comprises a large amount of open plan warehouse space along with offices, storage, smaller workshops, showroom and ancillary areas providing good commercial space for a range of prospective uses.

The unit is available to let as a whole or can be split to provide separate units on each floor all with goods and pedestrian access.

Situation

The unit is set on the Wickwar Trading Estate on the outskirts of the village of Wickwar just 3.5 miles from the market town of Wotton-under-Edge. The unit has excellent transport links being just 4.5 miles from the M5 at Junction 14 and 8 miles from Junction 18 of the M4 providing good access to the larger centres of Bristol, Bath, Gloucester, Cheltenham, Swindon and South Wales.

Accommodation

The accommodation is available as a whole or separately as:

- Lower Ground Floor – 580ft² - £250 pcm
- Ground Floor - 4550ft² - £1800 pcm
- First Floor - 5100ft² - £2200 pcm

The unit benefits from kitchen and toilet facilities on the first floor along with an abundance of natural light provided by the large glazed areas throughout. The accommodation is in good condition throughout and can be adapted for a range of potential uses.

Outside

Parking available adjacent to the unit.

Access

The unit benefits from a large access point directly off Station Road providing for HGV access.

Services

Three phase electric, mains water, drainage and gas are connected. The unit benefits from Gas central heating to some areas and industrial gas heaters to warehouse areas.

Term

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same.

The term will ideally be for 5 years with potential for a break clause after 3 years if required.

The lease will be an Internal Repairing and Insuring Lease, with landlord responsible for external repairs and the structural insurance, the premium of which will be recoverable from the Tenant. The Tenant will be responsible for internal repairs.

Deposit

A deposit equal to two calendar month's rent will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

Service Charge

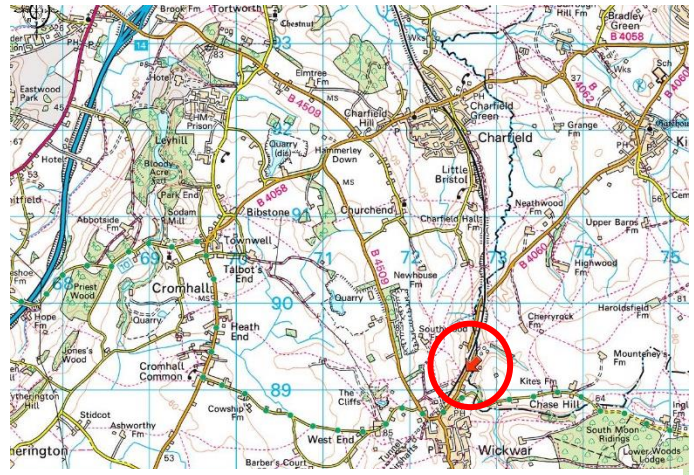
A service charge will be applied based on floor areas

Business Rates

The current rateable value of the premises is £25,000.

PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



Planning

The unit benefits from B2 General Industrial use

EPC Rating

Band D

Local Authority

South Gloucestershire Council Tel: 01454 868009

VIEWING

Strictly by appointment with the Agents: David James & Partners Ltd. Tel: 01453 843 720.