



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: £1000 - £2200 pcm
depending on size of unit let

Commercial warehouse space available from
2000ft² – 4700ft² providing open plan, light and
adaptable workspace suitable for a variety of uses.

DAVID JAMES & PARTNERS

Description

Large warehouse space available on the first floor of a commercial building on an existing trading estate. The units provides open plan workspace suitable for a range of uses and available as a whole or subdivided into separate units. The unit benefits from good natural light and external ground floor access enabling pedestrian and goods 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 first floor warehouse space extends to approximately 4700² and has the potential to be split into two separate units. Further office, showroom, storage and workshop space is available within the building.

The unit benefits from communal 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.

Planning

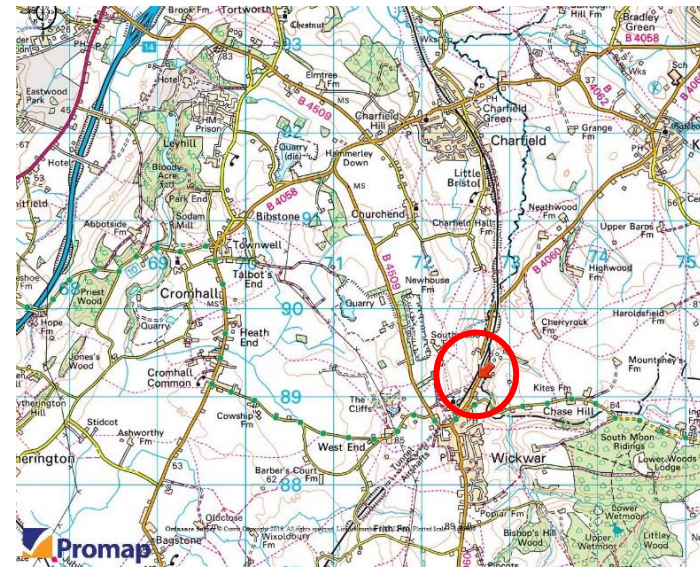
The unit benefits from B2 General Industrial use

EPC Rating

Band D

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Local Authority

South Gloucestershire Council Tel: 01454 868009

VIEWING

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