





# Unit 6e Littlecombe Business Park

## Modern industrial /warehouse unit with good links to Gloucester and Bristol.

### Location

Littlecombe Business Park is a new development situated in Dursley approximately 1 mile from the Town Centre. Access to the M5 Motorway is available at either Junction 13 or Junction 14 via the A4135 and the A38. Gloucester is 13 miles and Bristol 20 miles.

### Description

Littlecombe Business Park is a modern development of industrial/warehouse units. The property is situated in Phase II which comprises 9 units in 3 terraces.

The property is of steel portal frame construction and the elevations are a combination of brick and profile metal cladding.

It has two allocated parking spaces and an area for loading/unloading in front of the building and visitor's spaces are provided on site.

The accommodation in Unit 6e comprises a store/workshop and WC facilities on the ground floor with offices and storage at mezzanine level.

The property is finished to a good specification and includes an EV charging point, eaves height of approximately 6m, painted power floated concrete floor, LED lighting powder coated double glazed aluminium windows and doors, intruder alarm with security grills on the entrance door and all mains services including 3 phase electricity.

The office has laminate flooring, electric heating and glazing overlooking the ground floor.

### Accommodation

(Approximate gross internal areas)

Ground Floor	69.82 sq m	(752 sq ft)
First floor	53.04 sq m	(571 sq ft)
Total	122.86 sq m	(1,323 sq ft)

### Rates

The Rateable Value appearing on the Valuation Office Agency website is £6,500. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

### Planning

Within Classes E and B8 of the Use Classes Order.

### Terms

The property is offered by way of a new full repairing and insuring lease for a term to be agreed.

### Rent

£13,000 per annum

### Service Charge

A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

### EPC

The property has a Rating of B-42.

### VAT

VAT will be applicable on the rent and other landlord's supplies.

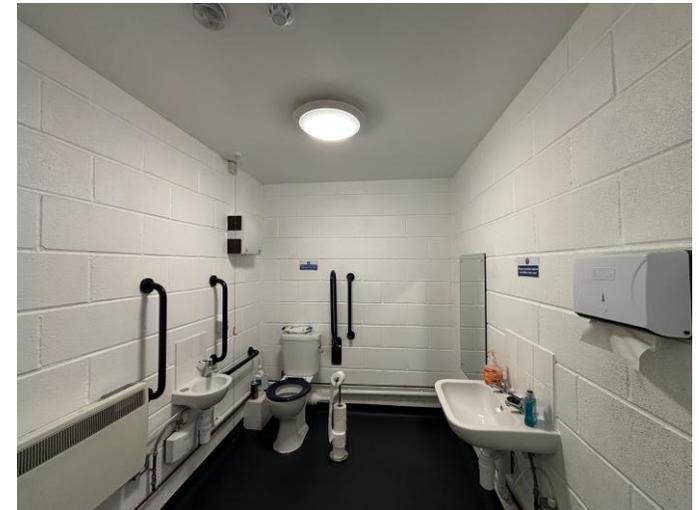
### Legal Costs

Each party to bear their own legal costs incurred in the transaction.





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# Request a viewing

For further information or to request a viewing, please get in touch

## Key Contact



**Simon McKeag BSc (Hons) MRICS**



simon@ashproperty.co.uk



07737 691453

[www.ashproperty.co.uk](http://www.ashproperty.co.uk)

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