

TO LET

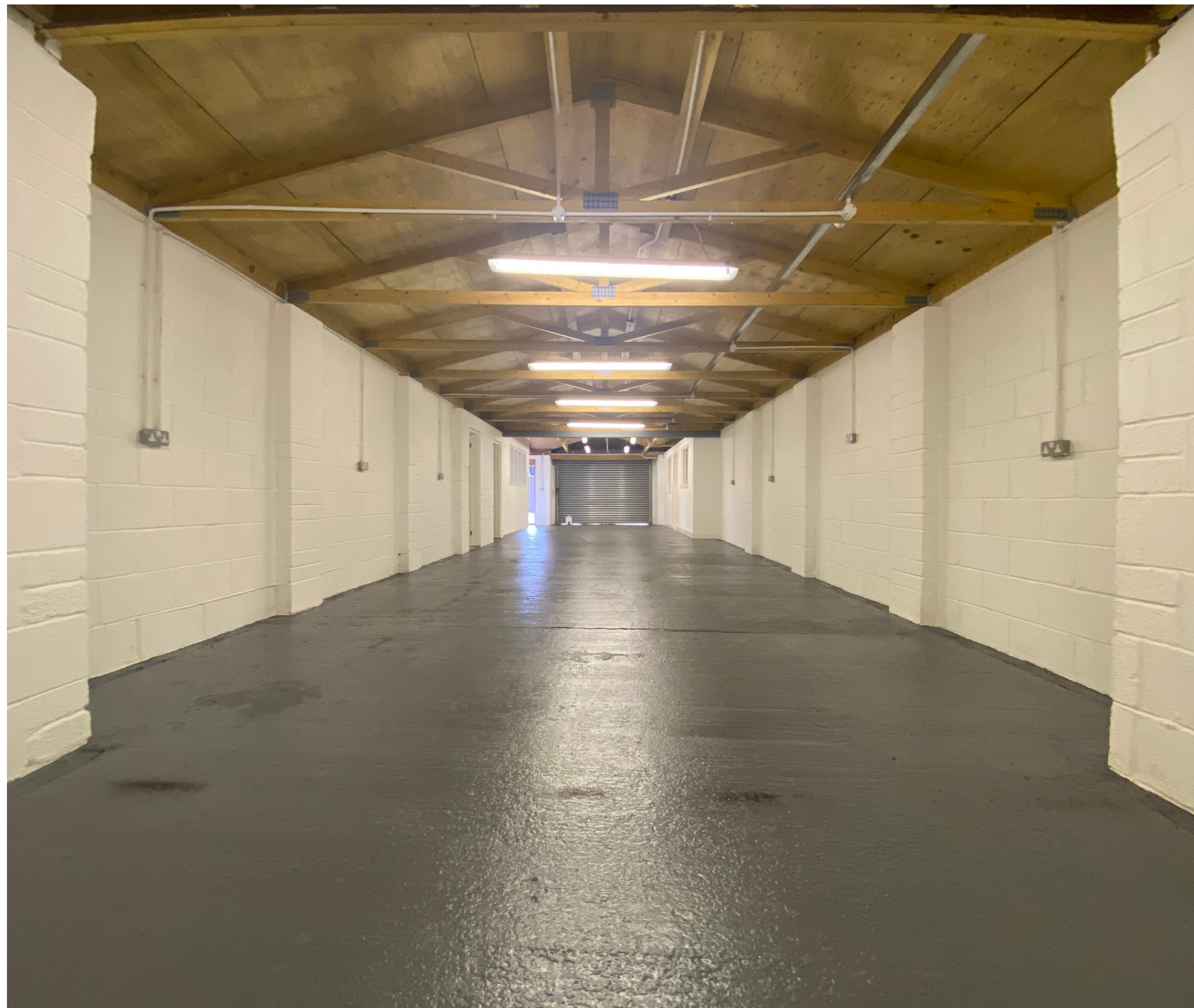
**WORKSHOP/STORAGE UNIT
1,050 SQ FT (97.73 SQ M)**

**Kurt
Wymman**
Surveyors & Property Agents



Long Green, Nr Longdon, Worcestershire GL19 4QQ

Detached Unit | Yard/Parking | Office Installed



DESCRIPTION

A detached workshop/storage unit. The main features comprise:

- Profiled cladding and blockwork to the elevations under a pitched and profiled roof.
- Newly fitted kitchen & WCs
- Offices installed
- Vehicular access is via a roller shutter loading door (3m wide x 2.2m high).
- The unit has a floor area of approximately 1,050 sq ft (97.73 sq m) measured on a Gross Internal Area (GIA) basis.
- Externally the property benefits from an exclusive yard/parking area.

The site sits adjacent the A438, at Long Green in Worcestershire.

Long Green is situated in a rural location between the market towns of Tewkesbury, approximately 4 miles to the East and Ledbury, approximately 10 miles to the West. Upton On Severn is approximately 5 miles to the north via the A4211.

The site benefits from excellent local road links as well as convenient access to Junction 9 of the M5 Motorway at Tewkesbury and Junctions 1 & 2 of the M50 Motorway.



SERVICES

Mains water and single phase electricity are connected to the property. Drainage is via a private drainage system shared with other units on the estate.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

ENERGY PERFORMANCE CERTIFICATE (EPC) - TBC

RATING

The property to be re-assessed for Business Rates Upon Occupation.

QUOTING TERMS

The property is available by way of a new Full Repairing and Insuring lease for a negotiable term of years.

SERVICE CHARGE

A service charge is levied for the maintenance of the common parts of the estate. Further details upon request.

QUOTING RENTAL

£15,500 per annum exclusive.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All figures are quoted exclusive of VAT



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