



FOR SALE

Detached Industrial / Warehouse with a Large Secure Yard

6,131 sq ft on 2.50 acres

**Former Bradfords Building Supplies Ltd, Holly Hill Industrial Estate, Estate Road,
Cinderford, GL14 3JA**

**AVISON
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Description

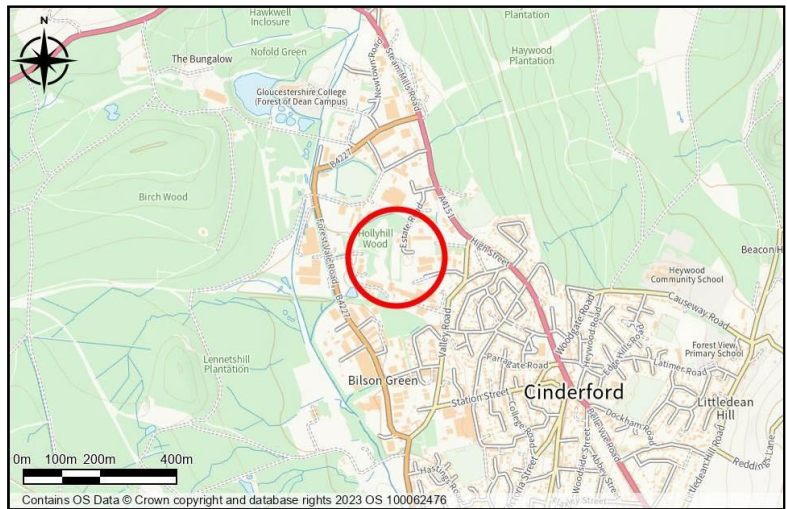
Detached 1970s industrial building extending to approximately 6,131 sq ft, set within a 2.50-acre site. The building is of steel portal frame construction with metal-clad elevations and roof, providing 3.81m minimum eaves rising to 5.22m. Loading is via two electric roller shutter doors, together with pedestrian access.

Externally, the property benefits from a substantial storage yard, 10 allocated parking spaces, perimeter lighting and a timber storage building. The site is accessed via two gated entrances, comprising a main gate and secondary side gate.

Location

Cinderford is situated within the Forest of Dean, Gloucestershire, with good access to the regional road network. The A48 is approximately 3.8 miles to the east, the A40 5.6 miles to the north, providing access to the M5, with the M50 approximately 12 miles away.

Holly Hill Industrial Estate is a well established commercial location approximately 0.8 miles northwest of Cinderford town centre, accessed via Estate Road from the A4151 Steam Mills Road



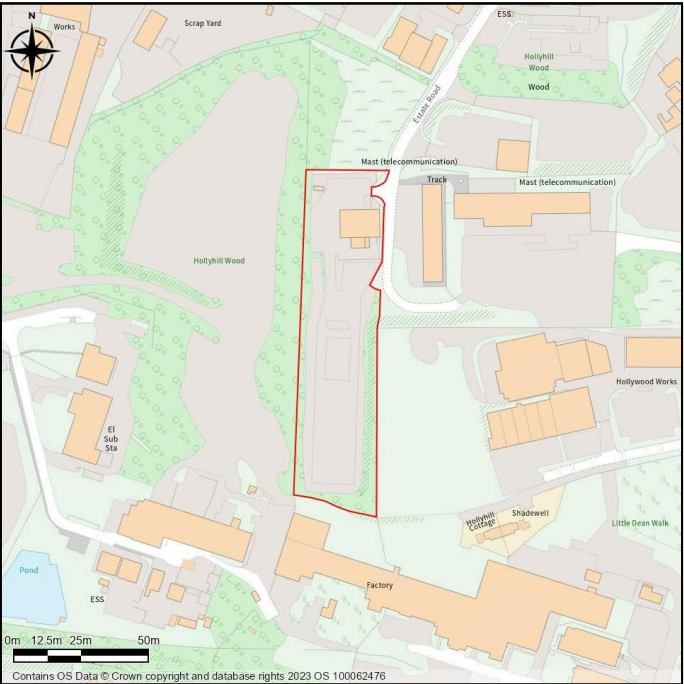
Accommodation

Description	Sq ft	Sq m
Ground Floor Trade Counter/Shop	927	86.21
Ground Floor Office	645	59.89
First Floor Office	401	37.28
Mezzanine	1,171	108.83
Warehouse	2,986	277.44
Total	6,131	569.66

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th edition), and provide the following gross internal areas.



2.50 acre site



Tenure

The property is available Freehold with vacant possession.

Price

Offers in excess of £950,000 exclusive of VAT.

EPC

An EPC has been commissioned.

Business Rates

The property is listed on the Valuation Office Agency as 'Warehouse and premises' with a rateable value of £47,000 (April 26).

VAT

VAT if applicable will be charged at the standard rate.

Planning

Interested parties are recommended to make their own specific enquiries to the Local Planning Authority.

Anti Money Laundering

The successful purchaser will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed

If you would like to know more please get in touch.

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