



A rare opportunity to acquire FREEHOLD COMMERCIAL on the outskirts of Cinderford industrial estate - currently utilised as secure bus storage facility with detached ground floor office & WC with workshop area. Note: the property could suite a wide range of users including multiple units (subject to the necessary consents)

Tenure: Freehold

Floor area

Office: 546sft/50.7m2

Workshop/production: 1144sft/106m2

Store: 540/50m2

Outside: Customer parking, large enclosed yard (Circa 0.75 ac in total.)

Rates

Contact the FODDC

Services

All mains' services - Any interested parties will make their own enquiries.

legal fees

Each party will bear their own legal fees.

Viewings

Via prior appointment with Hills



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

