



A rarely available semi detached shed with a versatile workshop/production area, front yard, WC and 3 phase power supply. Situated on the professional and secure Ladybird Business Park

Ladybird Business Park is located on Gloucester road Just out side the Village of Mitcheldean. Allowing fantastic access to neighbouring Villages and Towns (Ross On Wye, Cinderford and Newent) and the City's Of Gloucester and Hereford.

Floor area

w: 48' x l: 36' (w: 14.63m x l: 10.97m)

Yard to front workshop/production area with W/C internally

Total: 1728sqft/160m2

Rates

rateable value: £7,600 per annum

Insurance rent

£597.00 pa

Services

Mains electric, water and drainage. (Three phase power supply)

Viewings

Strictly by prior arrangement via Hills

RENT

(Open to offers) - Quoted exclusive of VAT whether charged or not.

Tenant refencing fees

£120 (NON REFUDABLE)

TENURE: Offered Leasehold – IRI

Subject to 12 Month agreement.



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 tenant.

