



## *At first glance*

- Flexible Floor area
- Offers invited
- Parking
- Prime commercial
- Rarely available
- Could be split
- Three phase supply

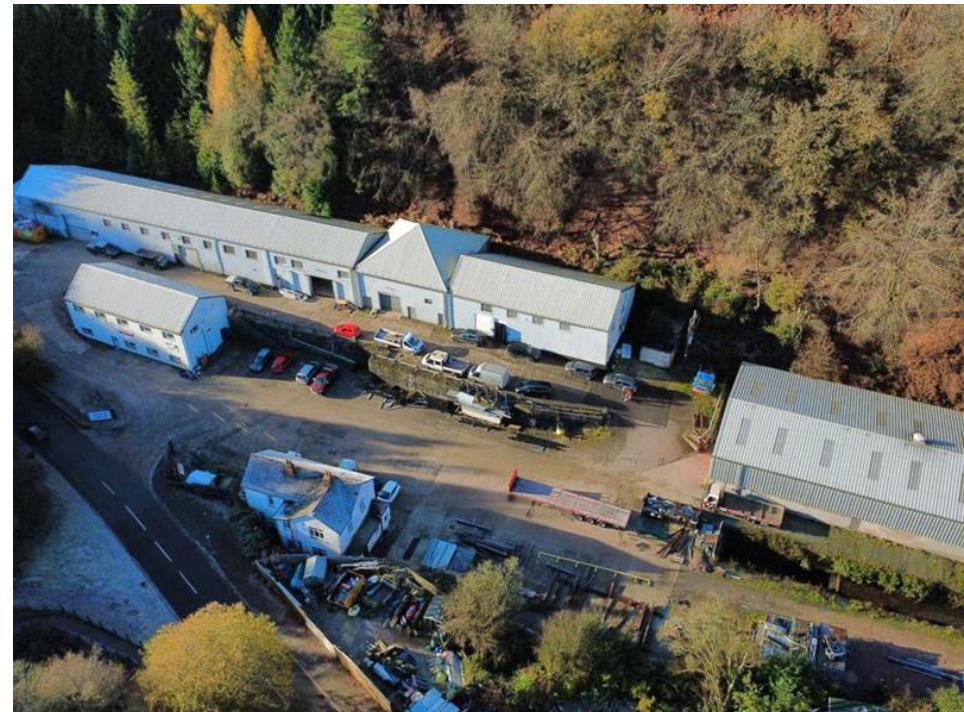
## *In detail*

A large purpose built detached industrial facility with office space and WC (Opportunity to split). Situated within a professional and secure business park with allocated off road car parking

Comprising large open plan production area, with a separate smaller area, WC and mezzanine office.

Situated in Cinderford, Forest of Dean. The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.



**RENT**

Please note VAT is applicable.

**Floor area**

Total gross floor area 12,191sqft/1133m2

**Services**

Mains services believed to be connected. All interested parties will make their own enquires.

**Viewings**

Via prior appointment with Hills.

**legal fees**

Each party will bear their own legal costs.

*Town and Country*



*Commercial*

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.

