

To Let



Detached Office & Warehouse Premises

**Cross Barn House
Aylburton
Nr Lydney
Gloucestershire**

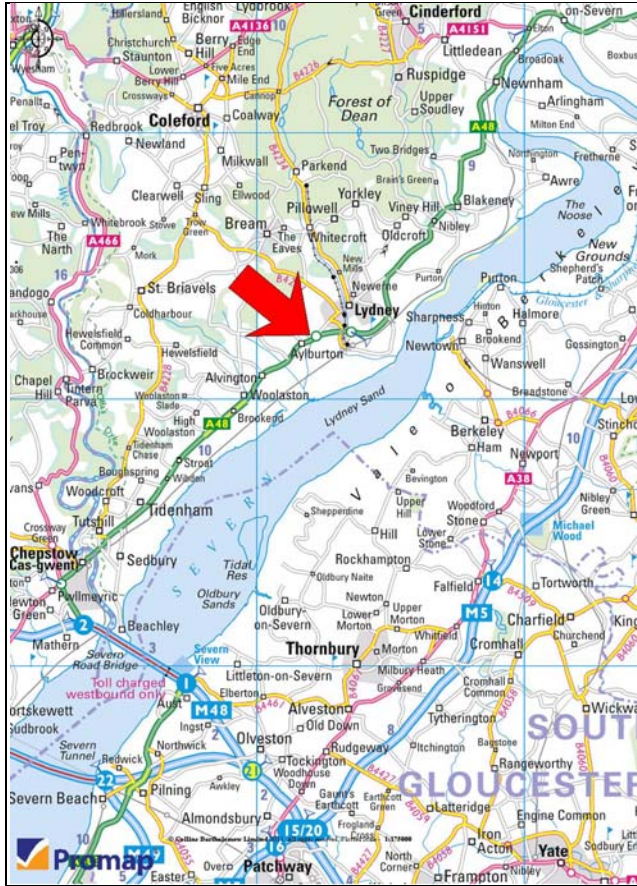
4,063 sq ft (377.47 sq m)

- Prominent Roadside Position (A48)

Location

Aylburton is approximately 1.25 miles south west of Lydney, 8 miles north east of Chepstow, 10 miles north east of M48 (Severn Bridge) and 17 miles south west of Gloucester.

The premises are situated in the centre of village with a prominent frontage to the A48.



Description

The premises comprise a modern detached office and warehouse building of steel frame construction with rendered and "feather edge" board elevations with double timber loading doors to the front and side beneath a predominantly concrete tile roof.

Internally there is an approximate clear height of approximately 5.48 metres, concrete floor and fluorescent light fittings. The area also benefits from an office and separate cloakroom facilities.

Externally there is a gated entrance off the A48 leading to a yard which can accommodate up to 16 car parking spaces.

Accommodation

The building provides the following gross internal floor area:-

377.47 m²

4063 sq ft

Services

We are advised that mains electricity, water and drainage are connected to the premises.

We confirm we have not tested any of the service installations, and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the property is classified for Classes B1 and B8 uses, under the Use Classes Order 1987.

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent/Price

£27,500 per annum exclusive.

Business Rates

Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.

Legal Costs

Each party to be responsible for paying their own legal costs associated with any transactions.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk



Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

SUBJECT TO CONTRACT

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Viewing Arrangements/Further Information

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