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 **Price Taylor LLP**

Linear Business Park

FREEHOLD FOR SALE



**LINEAR BUSINESS PARK, Valley Road, Cinderford,
Gloucestershire GL14 3HE**

PROPERTY

- 1.88 acres land & buildings (part Vacant) with redevelopment potential, only a short distance from Cinderford town centre. Of interest to owner occupiers, developers and investors.
- Nestled in a prominent corner position with good visibility from the road, with generous road frontage. Surrounding roads residential in character. Situated beside a pedestrian footpath leading to a footbridge to Linear Park, with Cinderford Brook running along the western boundary.

TENURE

- Freehold

TENANCIES

Unit 1 occupied by Metafab Solutions Ltd producing	£36,000 pa
Unit 2 & 9 occupied by Metafab Coatings Ltd producing	£15,600 pa
Total Income:	£51,600 pa
Unit 3-4, 5, 6, & 8 VACANT	

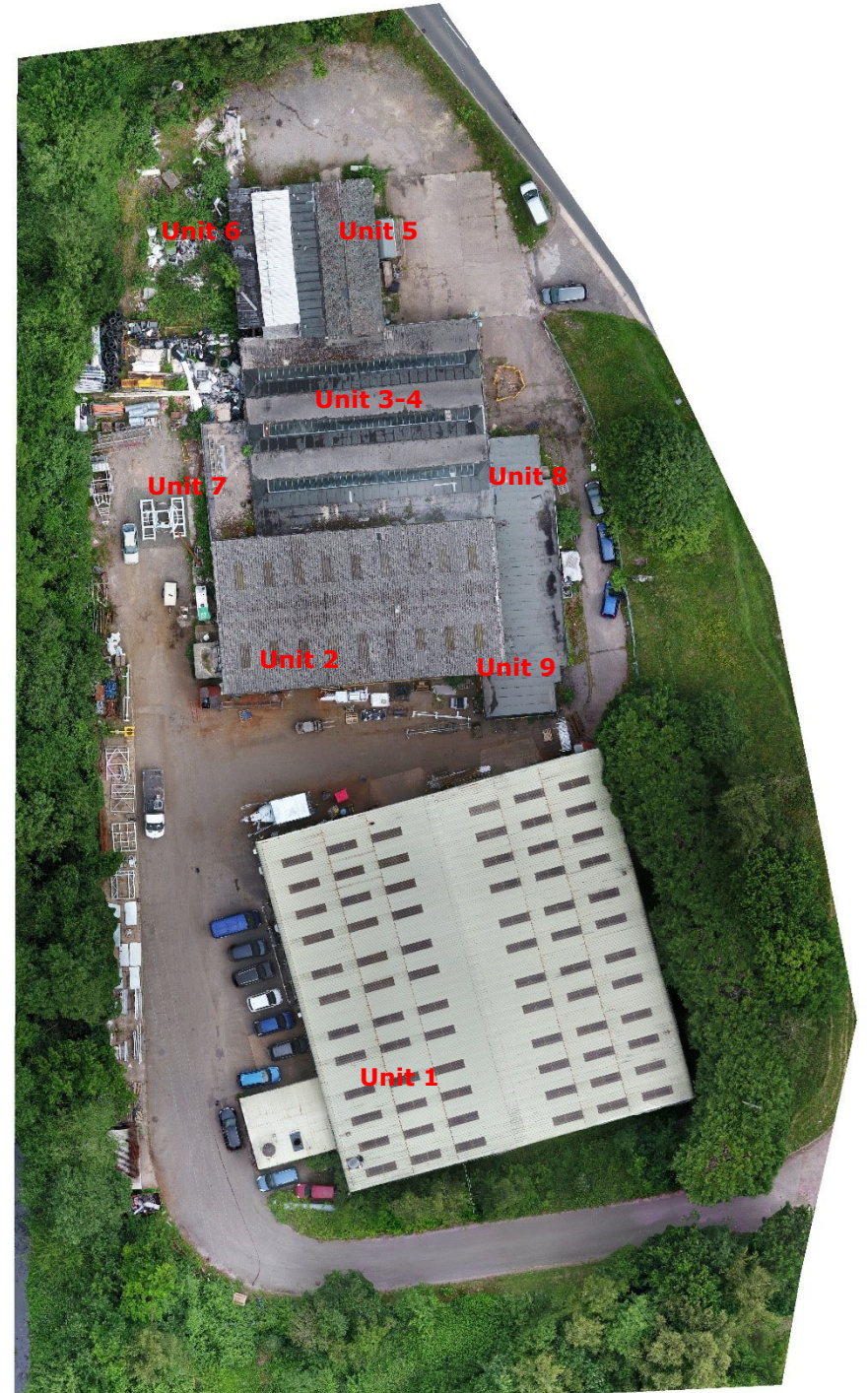
Note. Unit 1 is held under a lease ending on 30 July 2027 and excluded from the Security of Tenure provisions in Part II Landlord and Tenant 1954 Act.

Unit 2 is held under an agreement dated 14 August 2018 with a rolling mutual break clause.

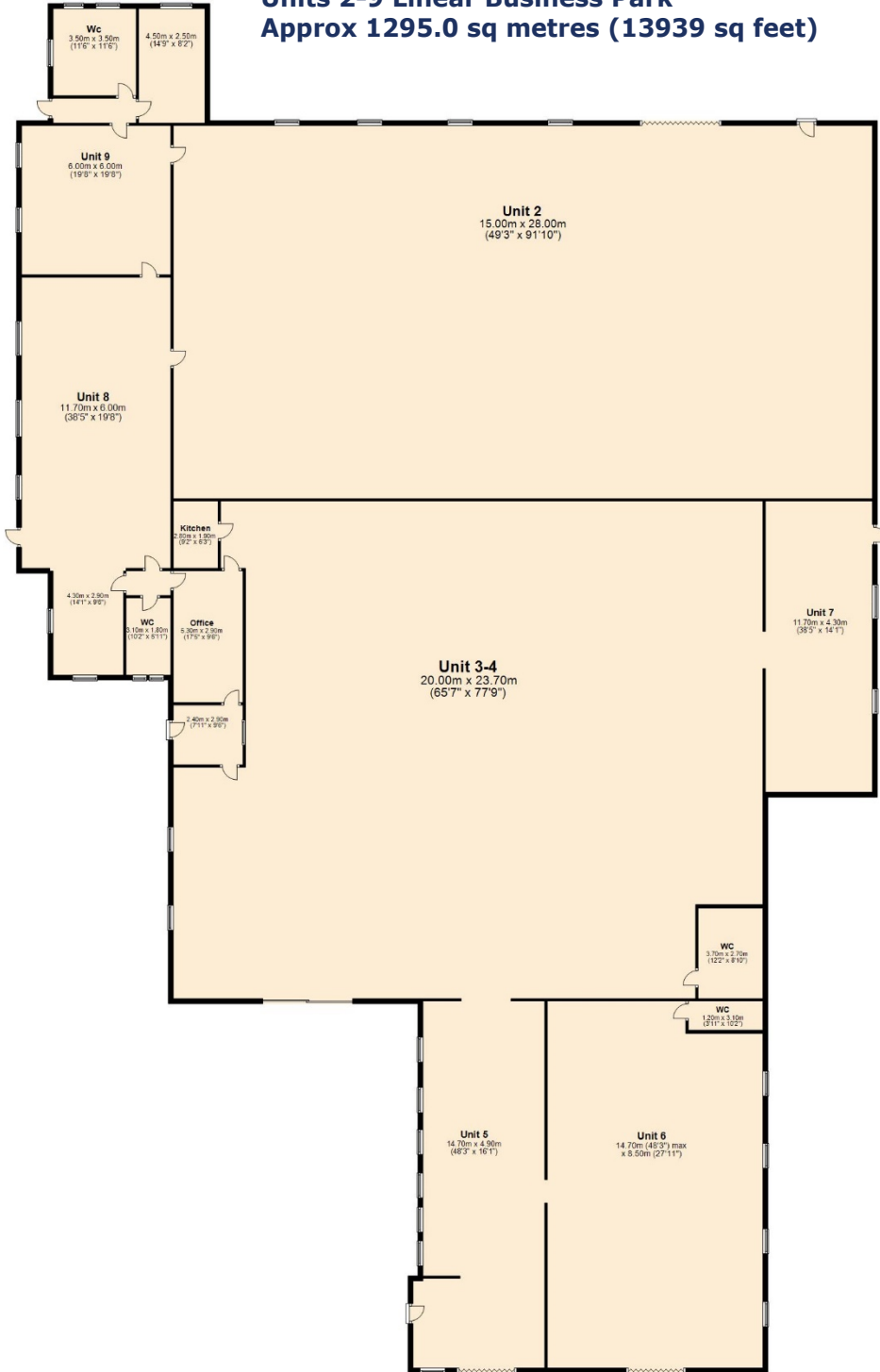
RATEABLE VALUES

Interested parties should note that the property is currently assessed as a number of business units as follows, and should be aware that the Rating List is subject to change.

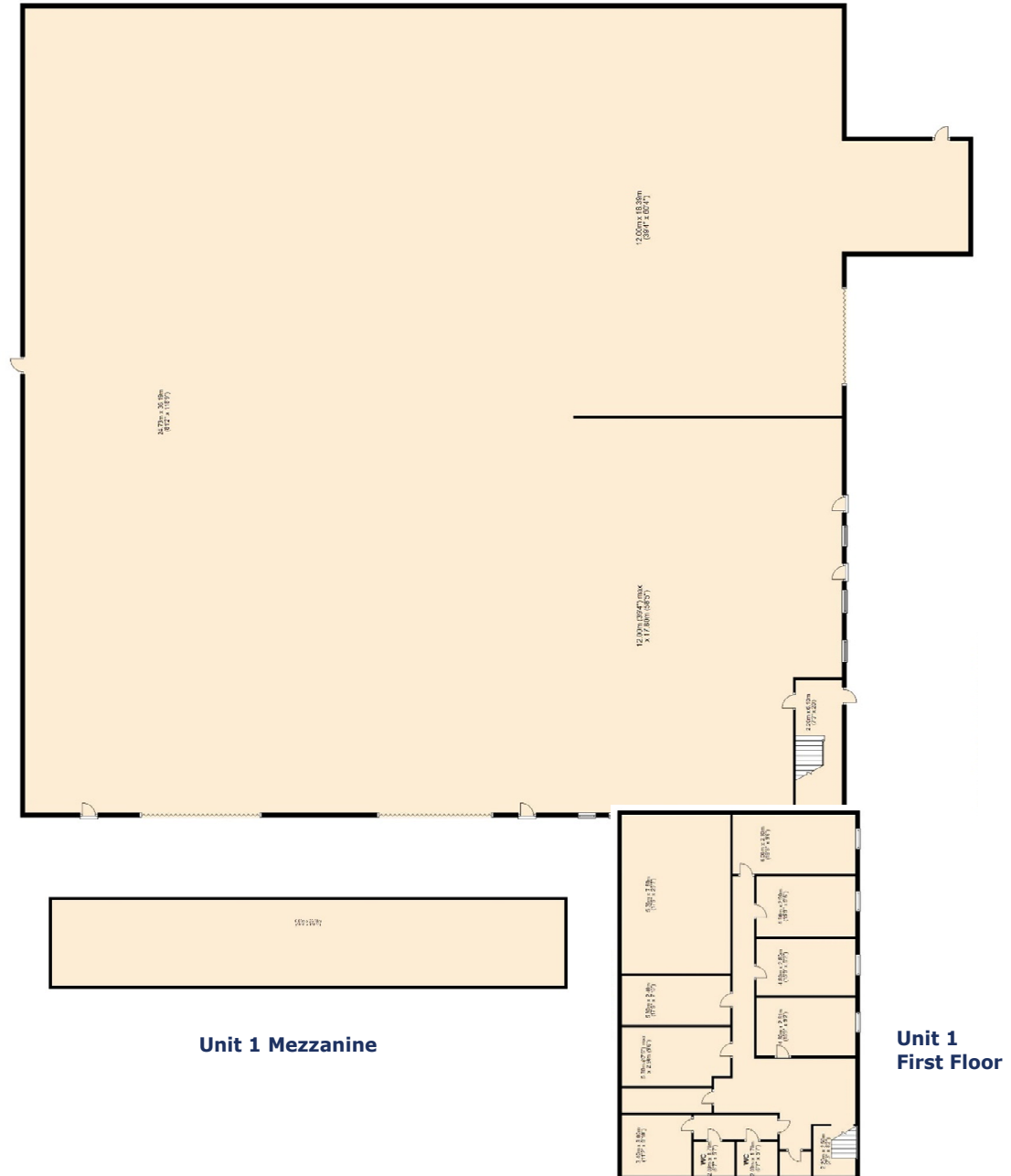
Unit 1	£48,250 Warehouse, offices and premises
Unit 1a	£12,250 Factory and premises
Workspace 2	£16,500 Factory and premises
Workspace 3-4	£12,750 Store and premises
Workspace 5	£5,700 Store and premises
Workspace 6	£3,300 Store and premises
Workspace 7	£2,600 Store and premises
Workspace 8 & 9	£7,100 Store and premises
Aggregate Rateable Value	£108,450



Units 2-9 Linear Business Park
Approx 1295.0 sq metres (13939 sq feet)



Unit 1 Linear Business Park
Approx 1781.2 sq metres (19172.3sq feet)



For Identification Purposes Only
Plans Produced Using Planup.



DESCRIPTION AND CONSTRUCTION

Unit 1 is a detached building, of portal steel frame construction with profiled metal cladding to the roof and sides, we estimate built in the 1980s. With a max.eaves height of 8.8m. With good natural light (c.10-15%daylights). With three loading doors. With c.11.3% offices. With good size yard area. With Phase II electricity, and air conditioning to the offices (not tested). With WCs, kitchen, and staff room/canteen.

Unit 2 is of part block and brick construction and profiled metal cladding, under a lattice steel roof covered in corrugated asbestos cement roofing, we estimate built in the 1970s. With an eaves height of 5.6m and a max. clear height of c.3.3m. With reasonable natural light (c.8-10% daylights). With a loading door. With a WC block and store room.

Unit 3-4 is of brick and block construction, with a lattice steel frame north lit roof, with good natural light, we estimated built in the 1960s. With a clear height of c.3.2m. With a kitchen and WCs.

Unit 5 is of brick and block construction, under a pitched, tiled roof. With good natural light. With a clear height of c.3.3m and a loading door.

Unit 6 is of brick and block construction, under a roof covered in felt and profiled metal sheeting. With good natural light. With a clear height of c.3.3m and a loading door. With WCs.

Unit 7 is of block construction with a mineral felt flat roof with a clear height of c. 2.7m. With a pedestrian only door to the side. With reasonable natural light.

Unit 8 & 9 is of brick and block construction under a mineral felt flat roof, with good natural light. With WCs to each of Unit 8 & 9.

ACCOMMODATION - All measurements are approximate gross internal measurements.

Unit 1:	Ground Floor	1363.4 sq metres (14675.5sq feet)
	Mezzanine	216 sq metres (2325 sq feet)
	First Floor	<u>201.8 sq metres (2171 sq feet)</u>
	Total:	1781 sq metres (19172.3 sq feet)

Note. There is no mains electricity supply except to Unit 1.
This is due to fire damaged switch gear.

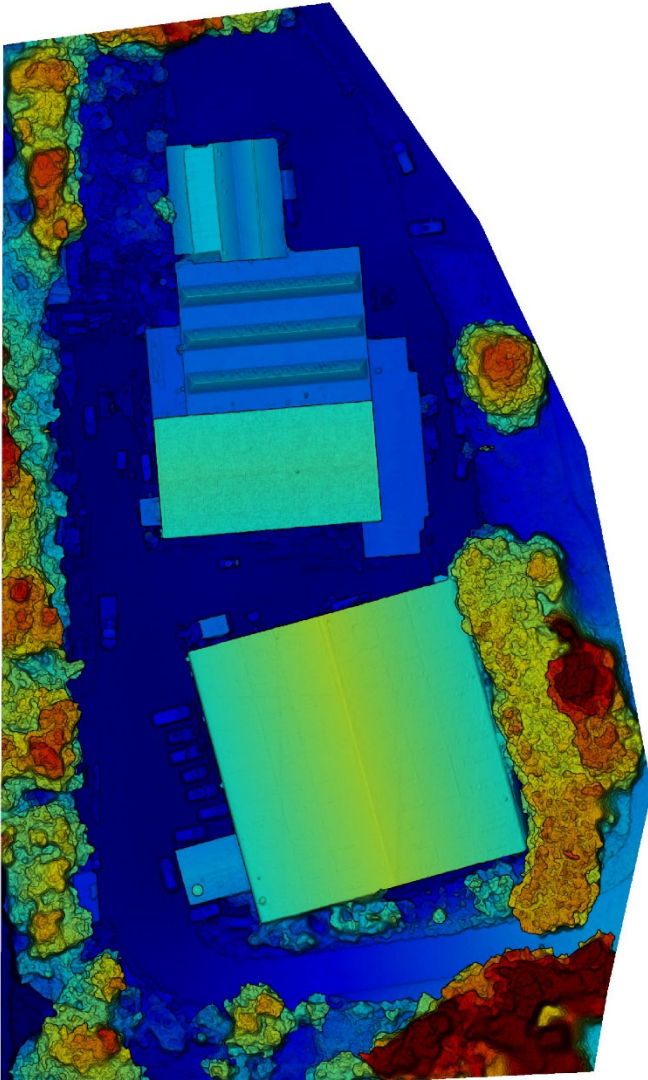
Unit 2:	Ground Floor	420 sq metres (4520 sq feet)
Unit 3-4:	Ground Floor	474 sq metres (5102 sq feet)
Unit 5:	Ground Floor	72.0 sq metres (775 sq feet)
Unit 6:	Ground Floor	124.9 sq metres (1344 sq feet)
Unit 7:	Ground Floor	50.3 sq metres (541 sq feet)
Unit 8:	Ground Floor	90.8 sq metres (977 sq feet)
Unit 9:	Ground Floor	63.0 sq metres (678 sq feet)
	Total:	1295 sq metres (13939 sq feet)

TOTAL: **3076 sq metres (33110 sq feet)**

TOPOGRAPHY

The Property occupies a largely level site. The topographical survey is available upon request.

Diagram below. Visual elevation map.



SOIL SURVEY

A soil survey have been carried out and is available upon request.

FLOODING

An independent flood risk assessment and hydrological modelling exercise has been carried out. The Property has been assessed as Flood Zone 1, 2 and 3b. The assessment is available upon request.

DRAINAGE

A drainage survey is available upon request.

ASBESTOS

An asbestos survey (Unit 2) is available upon request.

PLANNING

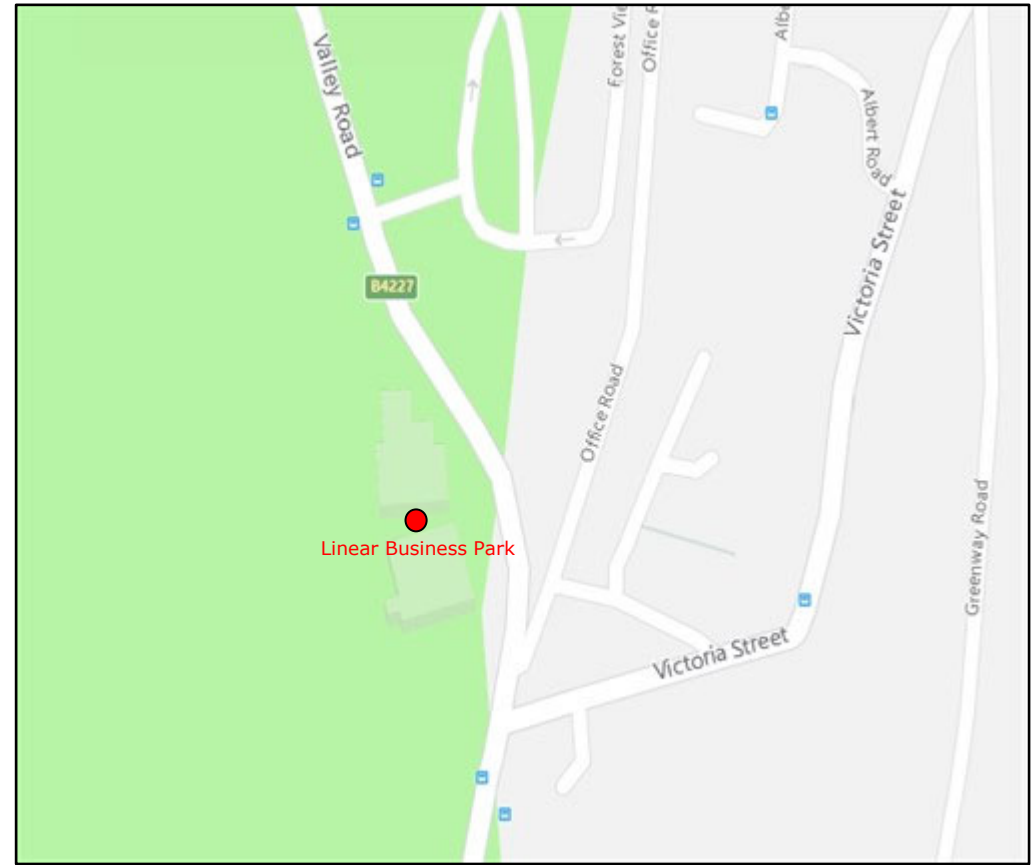
Part of the vacant units are in very poor repair or otherwise in a derelict condition, and the Property is now considered worthy of comprehensive re-development of the buildings in the northern half of the site. Note. In 2014 Property included in the cumulative call for sites register maintained by FDDC.

To be sold for mixed commercial and residential re-development, subject to all necessary consents being obtainable. There is currently no CIL requirement in FDDC.

Interested parties are invited to make their own enquiries with Forest of Dean District Council Tel. 01594 810000

UNCONDITIONAL OFFERS INVITED BY INFORMAL TENDER

All enquiries are welcome. Additional land may be available by separate negotiation.



VIEWING

Strictly by appointment with sole agents Price Taylor & Kurt Wyman Surveyors.

Paolo Mellors Puccinelli MRICS

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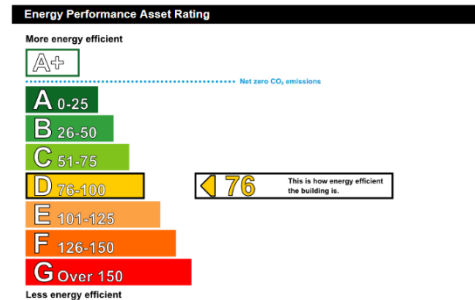
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ENERGY PERFORMANCE ASSET RATING - UNIT 1



Important Notice: 1 These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise no that any services, appliances, equipment or facilities are in good working order. 3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely. 4 Value Added Tax – All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added Tax. 5. Price Taylor LLP and Kurt Wyman comply with the Anti Money Laundering Regulations and we take data protection seriously. Our Privacy Policy is available on pricetaylor.com and kurtwymansurveyors.com