

**TO LET**  
**Units 5 to 8 Corse Industrial Estate**  
**Gloucester Road**  
**Corse GL19 3RD**



**The premises could be used for  
Light production, storage and offices**

**580 sq ft (53.82 sq m) to 7613 sq ft (706.81sq m)**

### Location

The Units are located in a small industrial estate on the eastern side of the A417 Gloucester Road, in the village of Corse. It lies within the Forest of Dean District Council and is 8.8 miles to the south west of Tewkesbury, 8.7 miles north of Gloucester, 9 miles to the south east of Ledbury and 4.5 miles to the South of Junction 2 of the M50.

### Description

- A range of sizes available for occupation
- Eaves height approx 3.29 m.
- Sealed double glazed windows
- 2 sets of male and female wcs and 2 kitchens
- Generous parking and additional yard area by agreement.

### Accommodation

The approximate gross internal areas are as follows :

Unit	Sq ft	Sq m
5	2272	211.07
6	2668	247.85
7	2093	194.42
8	580	53.82
<b>Total Gross internal area</b>	<b>7613 sq ft</b>	<b>706.81</b>

### Terms

The space is available by way of full repairing and insuring leases for terms of years to be agreed.

### Rental

The asking rental is available upon request.

### EPC

A certificate is available upon request.

### Rates

The business rates to be reassessed in respect of the areas to be leased.

**VAT**

We understand the units are elected for VAT which will be chargeable on the rent payable.

**Legal and Surveyors Costs**

Each party to pay for their own legal and surveyors costs involved with the transaction

**Inspection**

Please contact Simon Noyes-Lewis on 07847 368721