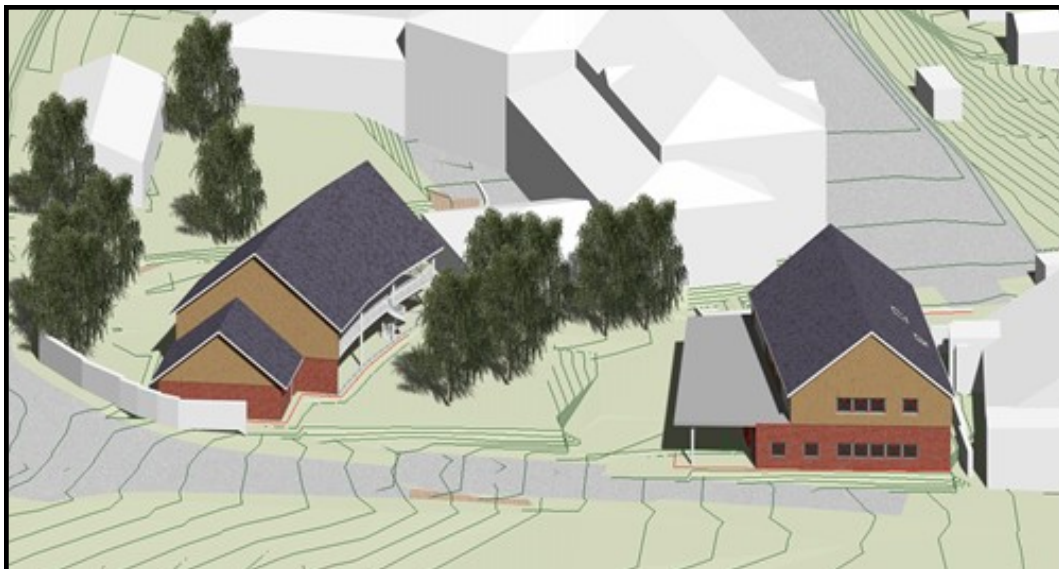


Foxglove Gardens

Unit 1 - 3 Foxglove Gardens, High Street, Coleford, GL16 8FH



Commercial Premises Information

Premise Information



All premises will be available on a Flexible Lease Term & potential 'Rent Incentives' are negotiable

| | Size (Square Metres) | Size (Square Foot) | Rent* (PCM) |
|--------|--------------------------|-----------------------|----------------|
| Unit 1 | 72 | 775 | £969.00 |
| Unit 2 | 74.7 | 804 | £1005.00 |
| Unit 3 | 80.4 | 865 | £1081.00 |

Please note, each party will be responsible for their own legal fees involved in the transaction

**Excludes VAT & Business Rates (Please note: Business Rates are payable separately and not included in the rental figure.
For advice on Business Rate Relief please contact 01594 812532).*

Services & Fittings:

Each premises will be supplied with the following by the landlord (FoDDC):

- Electric Heating (please note, there is no gas supply to the site)
- Lighting
- Sockets
- Standard Ventilation
- Fire Alarms and Escape Equipment
- Sanitary Ware, Grab Rails to WC's

All premises will be pre-fitted with the following services:

- Mains Water
- Drainage
- Electricity
- Telecommunications (Fibre Capability)

Further information:

Register Your Interest

info@kurtwymansurveyors.co.uk ☎ 01452 380064

Planning Queries (FoDDC Planning Department):

Planning@fdean.gov.uk ☎ 01594 810000

Upon agreed tenancy of units 1 & 2, the following will be required to be fitted by the tenant:

- Floor Finishes (approx. 11mm thickness allowed)
- Internal Fixtures and Fitting
- External Fascia Signage (Fascia board provided by landlord, tenant to arrange/pay for sign writing) ***

****Landlord and Planning Approval Required*

Fitting Out Queries (Building Control):

building.control@fdean.gov.uk ☎ 01594 810000

Food Safety & Licensing Queries (Environmental Regulatory Services):

ERS@2020partnership.uk
 ERS.LICENSINGANDAPPLICATIONS@publicagroup.uk
☎ 01594 810000