



Longford
Local Centre

Retail Units to let

from 110m² (1,184 ft²) to 157m² (1,690 ft²)

Longford Lane, Gloucester GL2 9ES



THE DEVELOPMENT

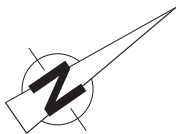
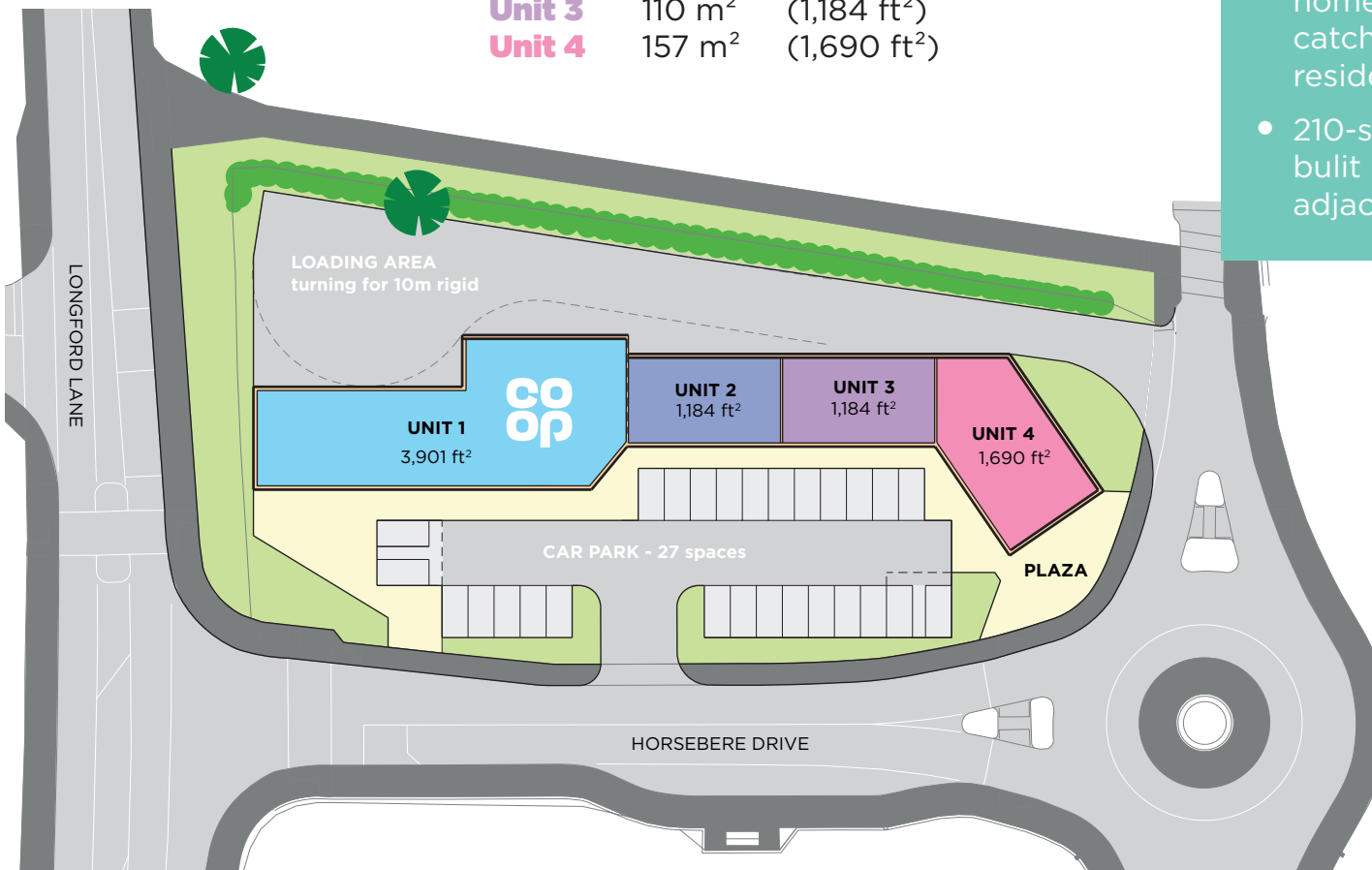
Longford Local Centre is positioned at the heart of a new housing area which comprises 621 new houses, a school and supporting facilities.

This is in addition to the well-established Longford area and adjoining Longlevens. The site fronts Longford Lane which provides access to the Longlevens area from the A40 ring road roundabout.

ACCOMMODATION

Unit 1	Let to Co-op Convenience Store
Unit 2	110 m ² (1,184 ft ²)
Unit 3	110 m ² (1,184 ft ²)
Unit 4	157 m ² (1,690 ft ²)

- Prominent main road location at the heart of the thriving Longford / Longlevens community
- High quality buildings suitable for occupiers
- Units ranging in size from 110 m² to 157 m² (1,184 ft² to 1,690 ft²)
- 621 recently built, new homes plus existing catchment of over 3,900 residents
- 210-space, recently built Primary School, adjacent to site





FEATURES

- High quality new retail units
- Hoarded shopfront
- Capped services
- Screed floor
- Extensive parking at 27 spaces

TERMS

The properties are available To Let.
Terms are available upon application.

SERVICE CHARGE

TBC

EPC

Energy Performance Certificates will be provided on completion of the development.

VAT

VAT is applicable to rent and sale price.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RATES

To be assessed following practical completion.

CYNCOED
PROPERTY LIMITED

GLOUCESTER
CITY CENTRE

A DEVELOPMENT BY
CYNCOED
PROPERTY LIMITED



Longford

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