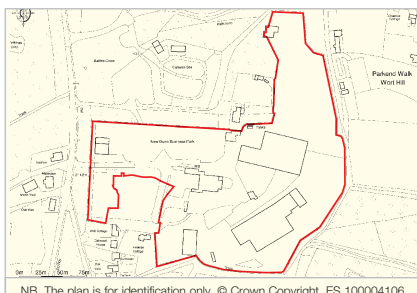


Sling Sling Engineering Works Nr. Coleford Gloucestershire GL16 8JD

- **Freehold Industrial Investment and Development Opportunity**
- Site area of 5.142 hectares (12.707 acres)
- Asset management opportunity
- Site may lend itself to a redevelopment opportunity
- Total Current Rents Reserved
£171,541.20 pa
(Annualised)



Tenure
Freehold.

Location
The village of Sling is located in the Forest of Dean and is 11 miles west of Cinderford, 7 miles east of Monmouth and some 18 miles west of Gloucester. The town is located to the south of the A4136, 7 miles east of the A40 dual carriageway. The property is situated on the B4228, to the north of Sling and adjacent to residential dwellings.

Description
The property has a site area of 5.142 hectares (12.707 acres) and comprises a range of office and industrial buildings together with fenced storage areas, temporary buildings and containers. The property benefits from large surfaced and unsurfaced areas of land, which may lend itself to future development.

Planning
The site may lend itself to alternative uses and redevelopment subject to obtaining all the necessary consents. All enquiries should be made to the local authority.
Local Planning Authority: Forest of Dean District Council.
Tel: 01594 810000.
Email: planningl@fdean.gov.uk.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate
We are advised an EPC is not required.

Unit/Accommodation	Present Lessee	Lease Terms	Current Rent £ p.c.m.	Current Rent £ p.a. (Annualised)
Main Office	Melvin John Electrical	Tenancy at will from 01.01.2016	£216.67 p.c.m.	£2,600.04 p.a.
Main Office	Fred Watkins Est	Tenancy at will from 01.01.2016	£216.67 p.c.m.	£2,600.04 p.a.
Main Office	Welco Ltd	Tenancy at will from 01.01.2016	£216.67 p.c.m.	£2,600.04 p.a.
Main Office, Yard and Unit 5	RJ Lander	Tenancy at will from 01.01.2016	£1,173.33 p.c.m.	£14,079.96 p.a.
Lower Yard	David Latham Steels Ltd	Tenancy at will from 01.01.2016	£666.67 p.c.m.	£8,000.04 p.a.
Compound 2A & 75% Compound 2B	Insite Portable Accommodation 2A	Tenancy at will from 01.01.2016	£858.33 p.c.m.	£10,229.96 p.a.
25% Compound 2B	Addis 2C	Tenancy at will from 01.01.2016	£229.17 p.c.m.	£2,750.04 p.a.
Compound 3A	Fred Watkins Estates (Containers)	Tenancy at will from 01.01.2016	£333.33 p.c.m.	£3,999.96 p.a.
Compound 3B	see RJ Lander	Tenancy at will from 01.01.2016		
Compound 4	Vacant			
Compound 4A	Exact Ltd	Tenancy at will from 01.01.2016	£130 p.c.m.	£1,560 p.a.
Compound 4D	David Latham Steels Ltd	Tenancy at will from 01.01.2016	£108.33 p.c.m.	£1,299.96 p.a.
Compound 13	Roscco & Ed Barrington (50% each see below)	Tenancy at will from 01.01.2016		
Unit 1A	James Miles	Tenancy at will from 01.01.2016	£208.33 p.c.m.	£2,499.96 p.a.
Unit 5	RJ Lander (see above)	Tenancy at will from 01.01.2016		
Unit 5A	Drews Autos	3 years from 01.01.2015	£160 p.c.m.	£1,920 p.a.
Unit 6	Metallis	Tenancy at will from 01.01.2016	£1,581.77 p.c.m.	£18,981.24 p.a.
50% Bottom Extra Yard	Metallis	Tenancy at will from 01.01.2016	£200 p.c.m.	£2,400 p.a.
Unit 6A	Just 4 Limited	Tenancy at will from 01.01.2016	£375 p.c.m.	£4,500 p.a.
Unit 7	Ed Barrington (Everything Landrover Ltd)	Tenancy at will from 01.01.2016	£550 p.c.m.	£6,600 p.a.
Unit 8	M & G Contractors	Tenancy at will from 01.01.2016	£433.33 p.c.m.	£5,199.96 p.a.
Unit 9	Rosso Site Services	Tenancy at will from 01.01.2016	£666.67 p.c.m.	£8,000.04 p.a.
50% yard space	Rosso Site Services	Tenancy at will from 01.01.2016	£100 p.c.m.	£1,200.00 p.a.
Unit 10	Ed Barrington	Tenancy at will from 01.01.2016	£666.67 p.c.m.	£8,000 p.a.
50% yard space	Ed Barrington	Tenancy at will from 01.01.2016	£100 p.c.m.	£1,200 p.a.
Unit 11	Colin Perigrin	Tenancy at will from 01.01.2016	£250 p.c.m.	£3,000 p.a.
Unit 11A	Roy Berrows	Tenancy at will from 01.01.2016	£375 p.c.m.	£4,500 p.a.
Extra Area Near Unit 11A	Roy Berrows	Tenancy at will from 01.01.2016	£83.33 p.c.m.	£999.96 p.a.
Unit 11B (Old Canteen)	Vacant			
Unit 11C	Prestige Car Wash	Tenancy at will from 01.01.2016	£833.33 p.c.m.	£9,999.96 p.a.
Unit 11D	Vacant			
Unit 11E	Vacant			
Unit 12	Under offer	Under offer		
Unit 12 Offices	Ministry 4 x 4	Tenancy at will from 01.01.2016	£260 p.c.m.	£3,120 p.a.
Unit 14A	Fabrication Construction	Tenancy at will from 01.01.2016	£666.67 p.c.m.	£8,000.04 p.a.
Unit 14B Part	Fabrication Construction	Tenancy at will from 01.01.2016	£333.33 p.c.m.	£3,999.96 p.a.
Unit 14C Part	Stock Re-Manufacturing Ltd	Tenancy at will from 01.01.2016	£800 p.c.m.	£9,600 p.a.
Unit 15	S Berrow	Tenancy at will from 01.01.2016	£300 p.c.m.	£3,600 p.a.
Unit 15A	Pascal Claudius	Tenancy at will from 01.01.2016	£416.67 p.c.m.	£5,000.04 p.a.
Unit 15B & 15C	Vacant			
Unit 16 (10)	Forest Metal Ltd	5 years from 01.01.2015	£666.67 p.c.m.	£8,000.04 p.a.
Top Yard Part	Rob Francis Haulage	Tenancy at will from 01.01.2016	£125 p.c.m.	£1,500 p.a.
			Total £171,541.20 p.a. (annualised)	

