



## TO LET / FOR SALE

490 TO 4,056 SQ FT  
(45.52 TO 376.81 SQ M)

**£30,000 PER ANNUM**

Modern industrial unit with  
offices and parking

- Quiet location on outskirts of Cam/Dursley
- Highly versatile accommodation that would suit various business needs

Summary

|                |                    |
|----------------|--------------------|
| Available Size | 490 to 4,056 sq ft |
| Rent           | £30,000 per annum  |
| EPC Rating     | Upon enquiry       |

Location

The property is located on Station Road on the outskirts of the village of Cam being approximately 1 mile distance from the town centre of Dursley. Access to the M5 motorway is available at either junction 13 or junction 14 via the A4135 and the A38. Gloucester is approximately 13 miles to the north and Bristol approximately 20 miles to the south. There is also a mainline rail service at Cam Station approximately 1 mile distance from the property.

Description

The property comprises of a steel portal frame industrial unit with a combination of brick and steel profile cladding walls beneath a pitched roof covered with profile steel insulated panels incorporating approximately 10% translucent light panels. There is an internal eaves height of approximately 4.7 mtrs to the haunch. Access at the front is via a roller shutter door approximately 4.6 mtrs in height by 3.7 mtrs width.

Externally there is a dedicated car park at the front with approximately 9 parking spaces.

SERVICES

We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

RATINGS

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

VAT

The property is NOT elected for VAT.

TERMS

The property is available by way of a new Lease at a commencing rental of £30,000 p.a. exclusive, for a term of years to be agreed. Alternatively, consideration will be given to a sale of the freehold with vacant possession, and the price is available upon application.

EPC

Awaiting EPC.

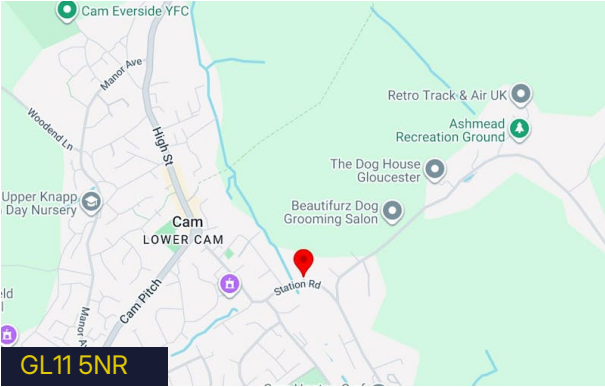
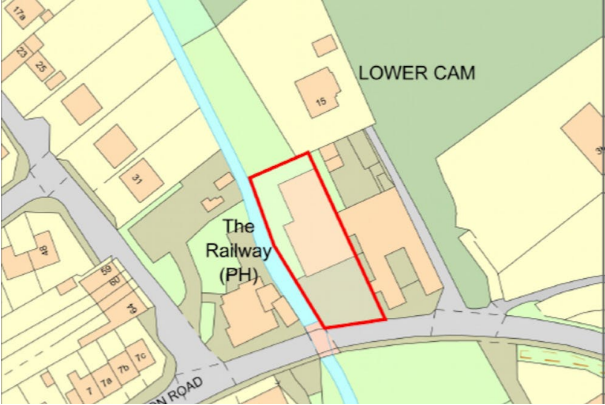
COSTS

Each party will be liable for their own legal costs of the transaction.

Accommodation

The accommodation comprises the following areas:

|           |       |        |
|-----------|-------|--------|
| Name      | sq ft | sq m   |
| Ground    | 3,566 | 331.29 |
| Mezzanine | 490   | 45.52  |
| Total     | 4,056 | 376.81 |



Viewing & Further Information



**John Hawkins**  
01453 753753 | 07596 764276  
john@hawkinswatton.co.uk



The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/07/2026