

TO LET/FOR SALE

Industrial/Warehouse 9,245 sq ft (858.68 sqm)



Recently Refurbished

Competitive Rental

Flexible Terms

Popular Location

Car Parking

Unit 143, Harbour Road Industrial Estate, Lydney, Gloucestershire, GL15 4EJ

01452 380064

LOCATION

Lydney is situated on the Southern Edge of the Forest of Dean in Gloucestershire. It is one of the major towns within the area with a population of circa 9000 (2011 Census).

The property is situated on the popular Harbour Industrial estate on the Harbour Road in Lydney.

Harbour Road is located directly off the A48 Lydney By-pass to the South of Lydney Town Centre. The A48 provides convenient access to Gloucester, to the North East, Chepstow and the M4 to the South West.



DESCRIPTION

Storage/industrial unit of concrete frame construction with a mixture of profiled cladding and concrete block to the elevations under a pitched and profiled sheet roof.

The main features comprise:

- Height to eaves of circa 3.78 metres
- 2 Nr electrically operated roller shutter doors (3.7m wide * 3.8m high)
- Translucent rooflights providing good natural light.
- WC
- Car parking

The property has a floor area of 9,245 sq ft (858.68 sq m)

Measured on a Gross Internal Floor Area basis. (GIA)

KEY INFORMATION

Services

3-Phase electrical supply, mains water and drainage are connected.

NOTE: None of the services have been tested by Kurt Wyman Surveyors.

Business Rates

Interested parties are requested to make their own enquiries with regards to Business Rates.

Service Charge

A charge is levied to cover the upkeep of the common parts of the estate.

Further details available from the marketing agents.

Quoting Terms

The property is available by way of a new Full Repairing and Insuring Lease for a negotiable term of years.

Consideration may be given to dividing the unit to form 2 individual units from approximately 4,622 sq. ft (429.38 sq .m) each.

Quoting Rental/Price

£25,450 per annum exclusive for the whole, to be paid quarterly in advance.

Alternatively the remainder of the 999 Year leasehold interest which commenced on 9th November 1984 may also be available at a quoting price of £165,000

Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

VAT

We are informed VAT will be chargeable on the sale.

**All viewings by prior appointment with
Kurt Wyman Surveyors:**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



rightmove 

Disclaimer:

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