TO LET

2ND FLOOR OFFICES

2,154 SQ FT (200.10 SQ M)

Kurt Wyman
Surveyors & Property Agents

161A Harbour Road Industrial Estate, Lydney, Gloucestershire, GL15 4EJ

Modern High Specification Offices | Parking | Generous Incentives

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.

DESCRIPTION

- The office is built to a high specification and benefit from concrete floors, double glazed powder coated aluminium windows.
- Kitchen
- Modern WC facilities
- The office comprises a mixture of open plan areas and cellular offices and meeting rooms
- Car parking
- Approx. 10 Miles From M48 Severn Bridge

KEY INFORMATION

SERVICES

Mains water, drainage and electrical supply are connected to the property.

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Both units have a B Rating. Further details to be supplied upon request to the marketing agents

RATING

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

SERVICE CHARGE

A service charge is payable on the premises, further details upon application to the marketing agents.

QUOTING TERMS

The properties are available by way of a new Full Repairing And Insuring leases for a negotiable term of years.

QUOTING RENTAL

From £1 per sq ft (T & Cs apply)

Quoting Rental - £10,000 per annum

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.

ALL VIEWINGS BY PRIOR APPOINTMENT WITH KURT WYMAN SURVEYORS

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Disclaimer:These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

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