

TO LET

2ND FLOOR OFFICES

2,154 SQ FT (200.10 SQ M)

**Kurt
Wymman**
Surveyors & Property Agents



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

High Specification Offices | Car Parking | Double Glazing | To Be Refurbished



DESCRIPTION

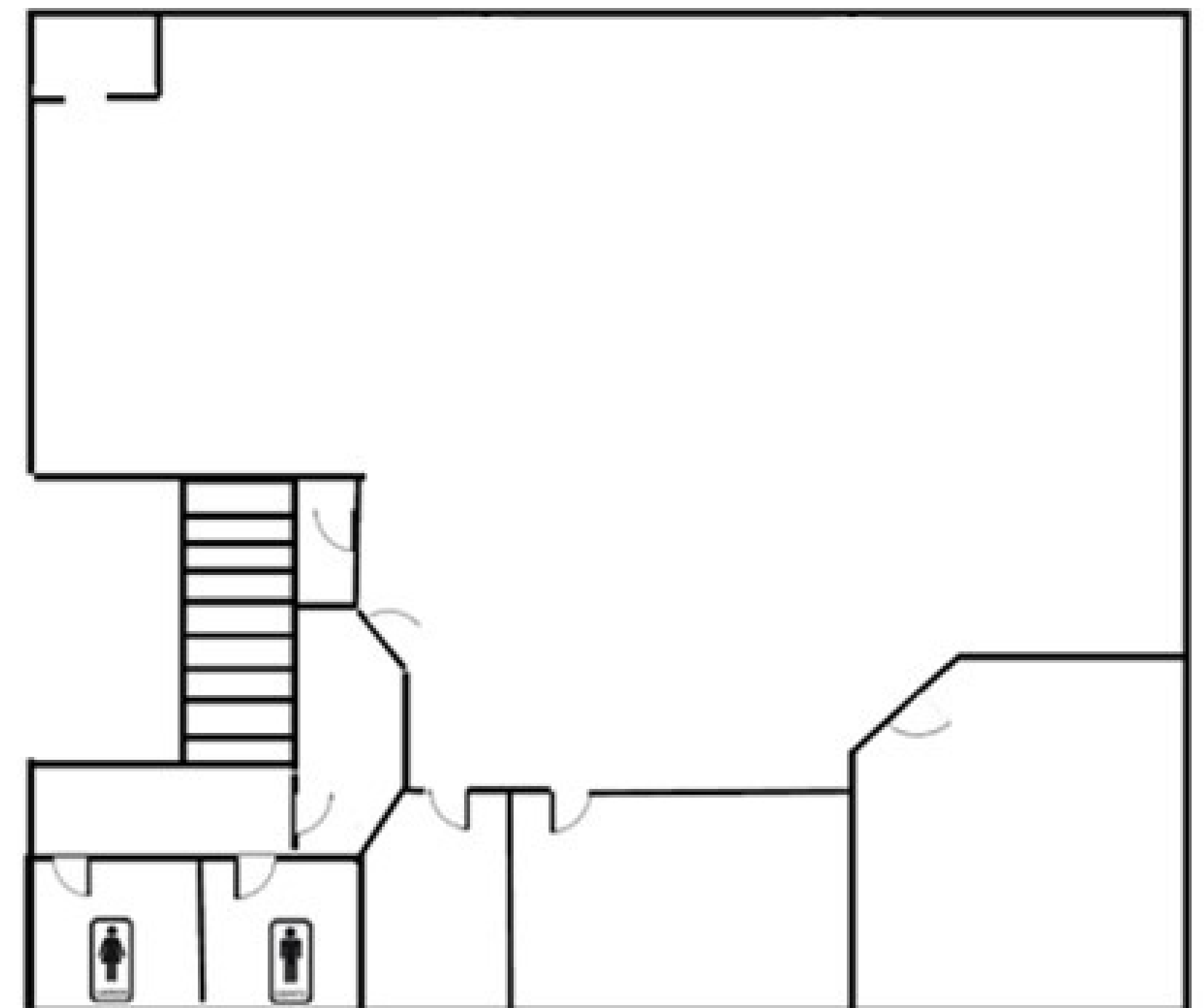
The office is built to a high specification and benefits from:

- 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

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.





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)

C-63

RATING

The property is described as Offices and Premises with a Rateable Value of £10,000 pa effective from 1st April 2023.

QUOTING TERMS

The property is available by way of a new full repairing and insuring lease for a negotiable term of years.

A service charge is levied on the building and the estate and will be apportioned accordingly.

QUOTING RENTAL

£9,500 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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