

TO LET

MODERN INDUSTRIAL/WAREHOUSE UNIT

11,500 SQ FT (1068.35 SQ M) TO 13,655 SQ FT (1268 SQ M)

Kurt Wymman
Surveyors & Property Agents



161A, Lydney Harbour Industrial Estate, Harbour Road, Lydney. Glos GL15 4EJ

9.1m eaves | Car Parking & Rear Yard | High Quality Offices | 400A Three Phase Power

DESCRIPTION

What 3 Words location : **///parting.propose.lawyer**

Lydney is situated on the Southern Edge of the Forest of Dean. It is the largest town in the West of Gloucestershire with excellent road and rail links to Gloucester, Cardiff and Bristol.

- Modern high bay Unit (9.1m eaves)
- 4 Up and Over loading doors (5.45m high x 5.82m wide)
- Portal steel frame construction with insulated cladding to elevations
- Insulated pitched roof
- Translucent roof lights
- Quality offices located at front of building
- Fenced and Gated Yard
- Allocated and communal car parking

Schedule of Floor Areas

Warehouse	9,346 sq ft	868.32 sq m
1st Flr Offices	2,154 sq ft	200.10 sq m

An additional floor of offices (2,154 sq ft) may also be available

Measured on a Gross Internal Area Basis (GIA)

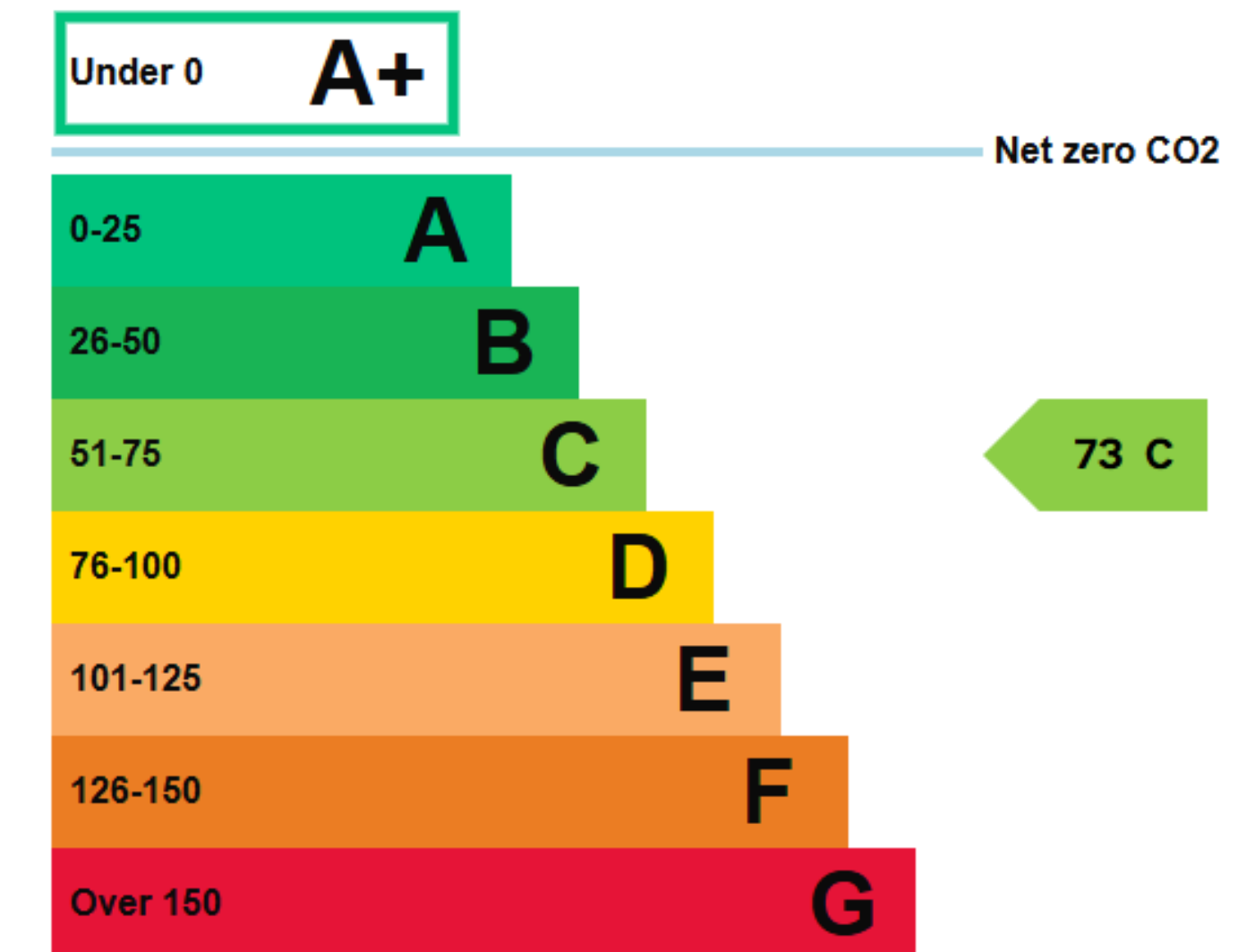
SERVICES

Mains water, drainage and three phase electricity (400A) are connected to the property.

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

Energy rating and score

This property's energy rating is C.



Business Rating

For the purposes of business rates the units are described as:

'Warehouse and Premises' with a current assessment of £50,500 per annum

QUOTING TERMS

Assignment or Sublet of the existing Full Repairing and Insuring lease which expires 22nd April 2030.
A new lease may be considered.

A service charge is levied to cover the costs related to the upkeep and maintenance of the common parts of the estate and building.

QUOTING RENTAL

From £48,150 per annum exclusive.

LEGAL COSTS

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

VAT

All figures are quoted exclusive of VAT.



ALL VIEWINGS BY PRIOR APPOINTMENT WITH KURT WYMAN SURVEYORS

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**Kurt
Wyman**
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