

TO LET — Industrial unit

Unit 120, Lydney Harbour Estate, Harbour Road, Lydney, GL15 4EJ

BK Bruton Knowles

est. 1862



-  Industrial Location
-  Manned site
-  Onsite Parking
-  2,901 Sq. Ft

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LOCATION

Lydney Harbour Estate is located in Lydney a town and civil parish in Gloucestershire, England. It is located on the West Bank of the River Severn in the forest of Dean District and is approximately 16 miles southwest of Gloucester. The industrial estate is located on the South East side of Lydney and accessible via the A38. Junction 16 of the M5 is approximately 30 mins drive. Gloucester and Bristol are within a 1-hour drive.

DESCRIPTION

The industrial estate provides a mixture of industrial units of both of steel portal and truss frame construction and a mixture of brick block and clad elevations. Roller shutter access is provided to all units.

Externally the site provides occupants with shared parking areas and loading and unloading areas fronting most units.

Unit 120 provides L shape warehouse space with additional office and WC facilities.

EPC

Each unit benefits from EPC rated E or above.

ACCOMMODATION (GIA)

AREA	Sq Ft	AVAILABLE
Unit 120	2,901	Immediately

RENT

£1,450 PCM / £17,406 Per annum exclusive.

SERVICE CHARGE

A service charge is payable towards the maintenance and upkeep of this premises. Further details available on request.

Please note that utilities are recharged to the tenant by the landlord.

PARKING

There is external shared parking onsite. Contact agents for further details.

TERM

The properties are available by way of a new lease on fully repairing and insuring basis, for a term of years to be agreed.

VAT

VAT will be applied to all costs.

BUSINESS RATES

It is advised that all interested parties make their own enquiries with the GOV UK rates valuation.

<https://www.gov.uk/correct-your-business-rates>

PLANNING CONSENT

Interested parties are advised to make their own enquiries with the local authority.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

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CONTACT

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