

# Lighthouse Trade Park

Industrial/Warehouse Units  
9,600-63,400ft<sup>2</sup> (890-5,890m<sup>2</sup>)

# TO LET

**LYDNEY, GLOUCESTERSHIRE GL15 5EN**



01594 847428

ToLet@watts-group.co.uk | [www.watts-group.co.uk](http://www.watts-group.co.uk)

## Location

The property is situated on the south side of Lydney town in a well-established commercial location with direct access to the A48 and good links to the M4/M5 Motorways. Lighthouse Trade Park is home to well-established industrial and commercial tenants.

## Description

A range of Industrial units with steel frame construction, a mixture of metal cladding and facing brickwork, providing large single span space, under pitched profiled and insulated roofs. The spaces can be split or let as a whole, floor area from 9600 - 63,400 ft<sup>2</sup> all accessed via roller shutter doors with eaves of 6.5m.

Units benefit from large external yard space, accessed via wide estate roads and gated perimeter. Directly connected high voltage power, industrial gas supply and sprinkler system. Ultra fast broadband available and link to solar.

## Accommodation *(Gross Internal Area Approx)*

9600 - 63,400 ft<sup>2</sup> (possible split).

## Rental

£4.00 - £6.50 per square foot exclusive to be paid quarterly in advance, subject to contract.

## Rating Information

Description: Warehouse and Premises

Rateable Value: £172,000 (whole).

## Energy Performance Certificate

D79-81.

## Lease Terms

The property is offered by way of a new lease on full repairing and insuring terms. The lease will be excluded from the Security of Tenure provisions of the Landlord & Tenant Act 1954 Part II.

## Service Charge

A service charge is levied by the landlord to cover the costs of maintaining the common areas of the site. Further details on request.

## Planning

Class B1 Light Industrial / Class B8 warehousing / distribution.

## Legal Costs

The incoming tenant will be responsible for legal costs incurred in the letting.

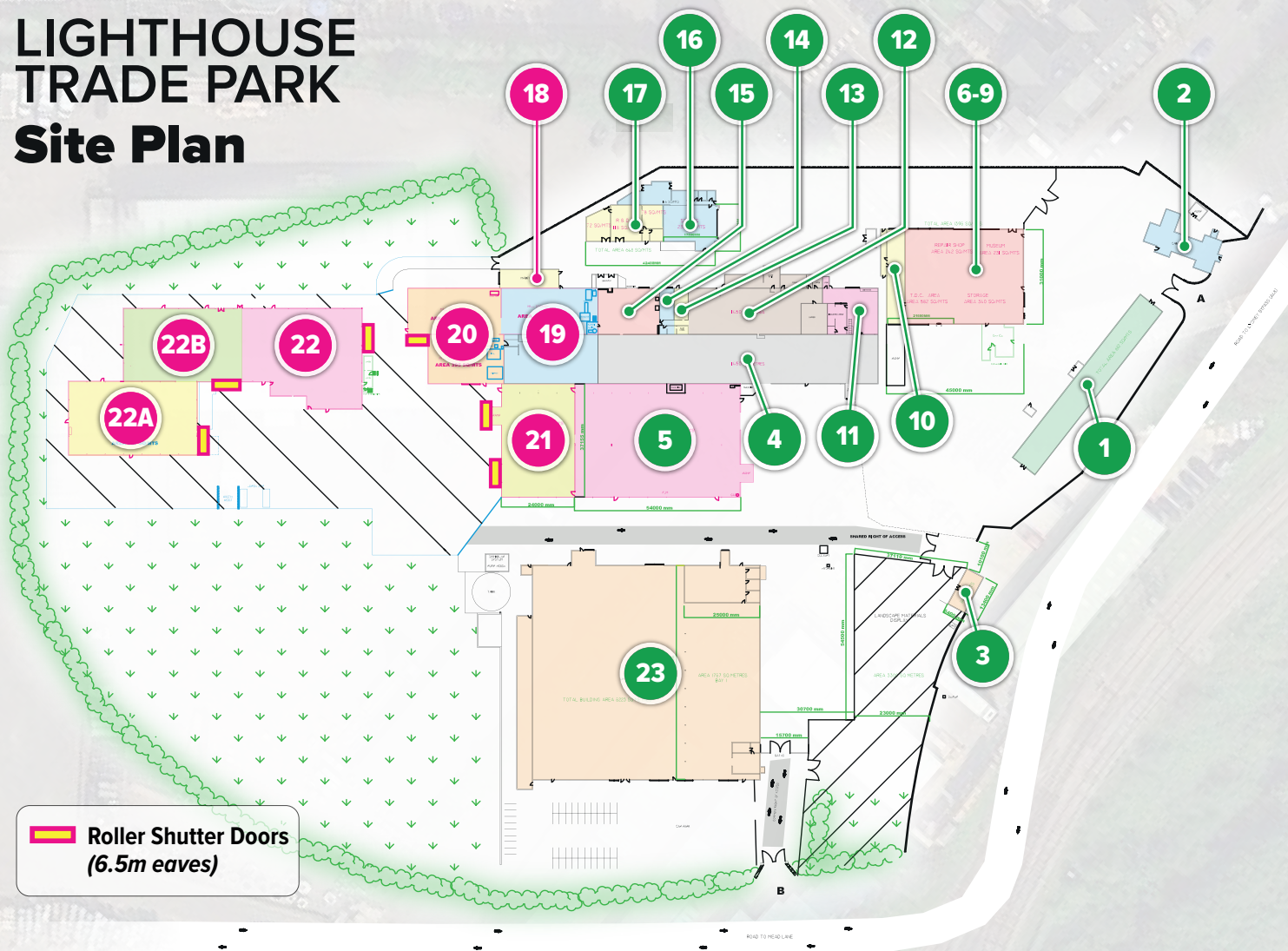
## VAT

VAT will be charged on the rental and service charge.



# Units 18 - 22 Lighthouse Trade Park, Church Road, Lydney, Gloucestershire GL15 5EN

## LIGHTHOUSE TRADE PARK Site Plan



UNIT No.	AREA ft <sup>2</sup>
18	1787
19	10,752
20	9,278
21	9,507
22	12,637
22A	10,675
22B	8,800
<i>Plus mezzanine floor 2,400</i>	
<b>TOTAL</b>	<b>63,436</b>



# Lighthouse Trade Park

## VIEWING

Viewings by appointment only via Lighthouse Trade Park Agents:

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### APPLICANT INFORMATION

Applicants will be required to provide three years trading accounts or a business plan. A bank reference and two trade references will be required prior to any tenancy agreement being granted. A rental deposit equivalent to six months rent will also be required.

### WATTS OF LYDNEY GROUP LTD GIVE NOTICE THAT:

These particulars are set out as a general outline only, for the guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, references to condition, permission for use, occupation and other details are given in good faith, and are believed to be correct. Any intending lessee should not rely on them as either statements or representation of fact but must satisfy themselves by inspection or other means. All dimensions are approximate. No persons in the employment of Watts of Lydney Group Ltd has any authority to make or give any representation or warranty whatsoever in relation to the property.