

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 ft² 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 ft² (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.



