



Units 15-19, Lydney Industrial Estate Harbour Road, Lydney, Gloucestershire, GL15 4EJ

- 5 x industrial storage units ranging from 2,770 sq ft to 13,945 sq ft
- Can be taken individually or combined (or as a whole)
- Flexible lease terms available
- Zero business rates payable (if eligible for SBRR exemption)
- Established industrial location with on-site car parking

Units 15-19 Lydney Industrial Estate

LOCATION

The units are located at Lydney Industrial Estate in Lydney. Lydney lies to the south of the Forest of Dean in Gloucestershire and is one of the major towns within the area, having a population of circa 10,000 (2021 census). The town benefits from good transport links, with Gloucester being 19 miles to the northeast via the A48 and Chepstow is 9 miles to the southwest. The M4/M5 interchange is less than 20 miles away and the town is served by a railway station on the Newport to Gloucester line.

Lydney Industrial Estate is situated on Harbour Road and accessed directly off the A48. The town centre is approximately 2 miles to the north. Surrounding uses are largely industrial, with occupiers including FP McCann Group, Lydney Pallets and Mabey Group, to name but a few.

DESCRIPTION

The property comprises five adjoining Nissen huts of roughly the same size, identified as Units 15-19, and providing secure storage accommodation. The units can be taken individually or combined dependent on requirements.

The Nissen huts are clad with metal corrugated sheeting and have concrete floors throughout and roller shutter access. Internally, the units are fitted with lighting complemented by excellent natural light, with the roof lights having recently been replaced by the landlord.

On-site car parking is available in a shared car park.

ACCOMMODATION

Unit 15	2,770 sq ft	257 sq m
Unit 16	2,770 sq ft	257 sq m
Unit 17	2,770 sq ft	257 sq m
Unit 18	2,817 sq ft	262 sq m
Unit 19	2,818 sq ft	262 sq m
Total Area	13,945 sq ft	1,295 sq m

SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. Interested parties should make their own enquiries.

PLANNING

We understand the units currently have planning consent for industrial use, however interested parties should make their own enquiries in this regard.



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TENURE

Leasehold: The units are available to lease individually or combined, or can be taken as a whole. Short term and long term options available.

RENT

The asking rent is based on £10,500 per annum exclusive per unit.

LOCAL AUTHORITY

Lydney Town Council, Council Chambers, Claremont House, High Street, Lydney, GL15 5DX - Tel: 01594 842234

BUSINESS RATES

According to the VOA website, the estimated rateable values of the units under the 2025 assessment (effective from 1 April 2026) are:

Unit 15 - £8,100
Unit 16-18 - £20,750 (will need to be re-assessed if taken separately)
Unit 19 - £8,000

*The units may be eligible for SBRR exemption

ENERGY PERFORMANCE CERTIFICATE

Units 16 and 18 - D
Units 17 and 19 - C
Unit 15 - to be advised

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

ANTI MONEY LAUNDERING

A successful tenant will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Sam Dolphin

Direct Line: 01952 521008 Mobile: 07902 754 139

Email: sam@andrew-dixon.co.uk

Ref: SJD/2984



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