



WAREHOUSE TO LET

Mead Lane

Lydney

GL15 1EN

- Established Location
- Good Transport Links
- Secure Yard Area
- Could be Split from Approx. 20,000 sq ft upwards

Contact

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LOCATION

LYDNEY is a thriving town on the banks of the river Severn. It is conveniently located, some 20 miles from Gloucester and under 10 miles from Chepstow, allowing fast access to South Wales, the Midlands and the South West. Within the town are an excellent range of facilities including three Primary Schools, a Secondary School, leisure centre and good variety of shops.

The property is located just off Mead Lane in an established industrial area of the town. Transport links are good, being located within 1 mile of the A48 and also benefits from a train station.

Surrounding occupiers include The Watts Group, City Link, Petlon Polymers, and various others.

DESCRIPTION

The property provides a modern warehouse building of portal frame construction with metal profile sheet clad elevations under a pitched roof.

Internally the accommodation benefits from solid concrete floor, racking (in part) together with sprinkler system and sodium lighting. The unit has two roller shutter doors measuring 4.85m high and 4.86m wide. The minimum eaves height within the unit is 7.3m.

Externally there is a secure yard area with direct access from Mead Lane, providing external storage and parking.

The warehouse currently doesn't provide any office accommodation, however there are offices in close proximity that could be made available. Alternatively, our client would consider installing offices, dependent upon lease terms.

ACCOMMODATION

WAREHOUSE 4040.88 sq m (43,496 sq ft)

It may be possible to split the building into two separate units, providing accommodation from approximately 20,000 sq ft upwards.

RATING ASSESSMENT

The building currently forms part of a wider rating assessment and as such will need to be reassessed.

PLANNING

We understand that the premises benefit from planning for storage and Distribution uses, but we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Forest of Dean District Council:

Tel: 01594 810 000

Email: council@fdean.gov.uk

LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

PROPOSAL

The property was available by way of a new lease for a term to be agreed.

We are quoting a rental of £3 per sq ft.

Wentwood House • Langstone Business Village
Newport • South Wales • NP18 2HJ

VIEWING

Should you wish to obtain any further information regarding the property please contact one of the members of our sales team. Alternatively additional photographs and plans, where available, can be viewed on our

website by visiting www.parryscommercial.co.uk and typing



Plans are provided for identification purposes only and should not be relied

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