

FOR SALE/MAY LET

INDUSTRIAL UNIT
330.99 SQ M (3562 SQ FT)



UNITS 144J
LYDNEY HARBOUR INDUSTRIAL ESTATE
LYDNEY
FOREST OF DEAN
GLOUCESTERSHIRE
GL15 4EJ

BLADEN COMMERCIAL PROPERTY CONSULTANTS

Brunel House, 11 The Promenade, Clifton, Bristol BS8 3NG Tel: 0117 287 2006
Archway House, Welsh Street, Chepstow, Monmouthshire NP16 5LL Tel: 01291 440100

LOCATION

The property is located on Harbour Road Industrial Estate, Lydney, just off the A48 (Lydney bypass), a main arterial route linking Lydney with Gloucester and Chepstow. Lydney train station is a short distance away.

DESCRIPTION

- Available for sale or to let.
- Minimum eaves height of 3.64 meters.
- Roller shutter width 3.37m.
- Kitchenette and WC facilities.
- First Floor mezzanine office.
- Situated within an established industrial estate.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	Sq M	Sq Ft
Ground Floor	320.73	3452
Mezzanine Offices	10.26	110
Total Gross Internal Area	330.99	3562

TENURE

The property is available leasehold by way of an assignment of the existing long leasehold interest.

A new, short term underlease is also available on terms to be agreed with the Landlord.

BUSINESS RATES

The Valuation Office Agency currently assesses the property for business rates as follows:

VOA Description: Workshop and Premises

Current Rateable Value: £17,750

Rateable Value from 1st April 2026: £14,000

Interested parties are advised to make their own enquiries with Forest of Dean District Council to ascertain the exact rates payable.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the rent or sale price.

PLANNING

We have not made any enquiries with Forest of Dean District Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E, B2 and B8 use under the Town & Country Planning (Use Classes) Order 1987 (Amended 2020).

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Certificate rating of D (87), expiring October 2034. A copy of the EPC is available from the agent.

ASKING PRICE/RENT

Asking Price: £180,000.00 (one hundred and eighty thousand pounds) for the long leasehold interest. This equates to a low capital value of £50.53 per square foot.

Annual rent: £4.00 per square foot per annum exclusive.

SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate, along with utility payments.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Property Consultants:-

Kieran Bladen
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SUBJECT TO CONTRACT
March 2026

