



HORSEFAIR LANE, NEWENT, GLOUCESTERSHIRE, GL18 1RP

INDUSTRIAL TO LET / FOR SALE | 57,534 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial Site with Development Potential - STP



DESCRIPTION

The property comprises a broadly rectangular site, sloping downwards from its southern boundary on Horsefair Lane, upon which is built a series of interconnected production and warehouse buildings, on lower and upper ground floor levels, that make up the principal manufacturing facility.

Loading access and servicing is largely from the northern elevation, with the buildings varying from original steel truss framed re-clad workshop bays, to more modern steel portal frame metal clad accommodation built in the last 10 years or so.

There is a two-storey workshop building to one side. Generally, the manufacturing facility is served by concrete floors, LED and sodium lighting with oil fired heating, plus a works canteen, kitchen and ancillary offices.

The complex is served by an area of hard-core surfaced open storage to the western end of the site.

There are several detached ancillary buildings including the main reception, a training building and further storage buildings along the southern edges of the site.

Vehicular access is gained via two points of access directly from Horsefair Lane and a third to the northeastern boundary via an unadopted access road from Old Station Road.

Beyond the northern boundary is a strip of land and 'Ell Brook', a canal.



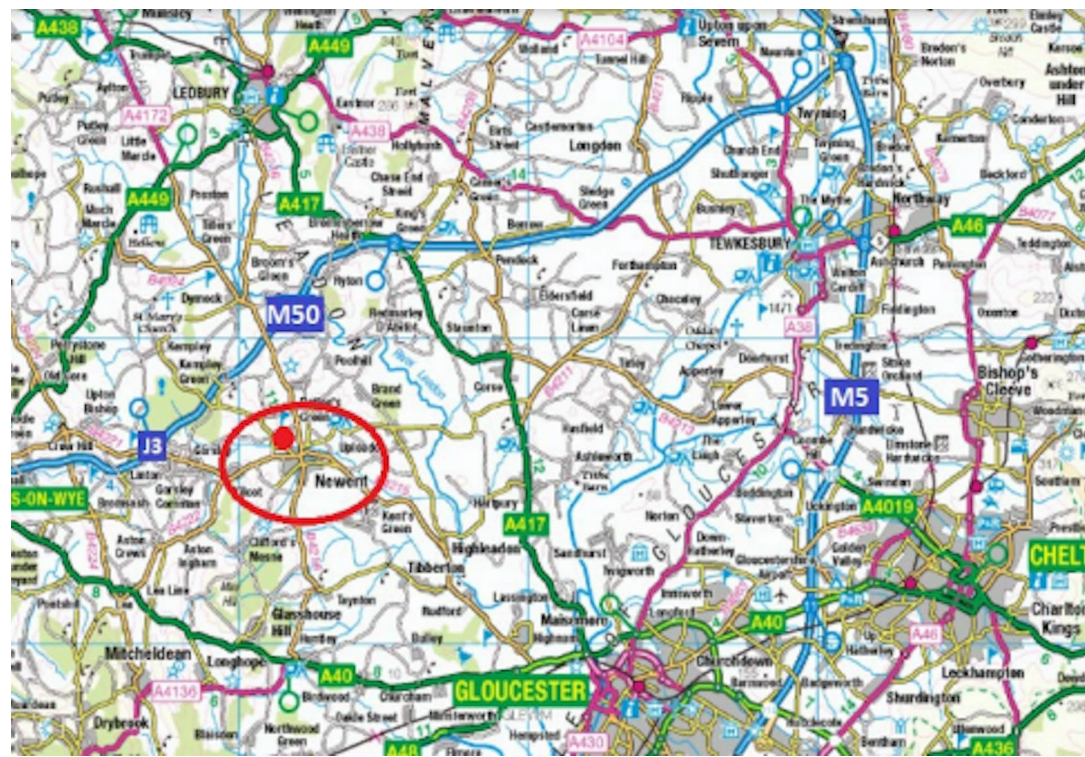
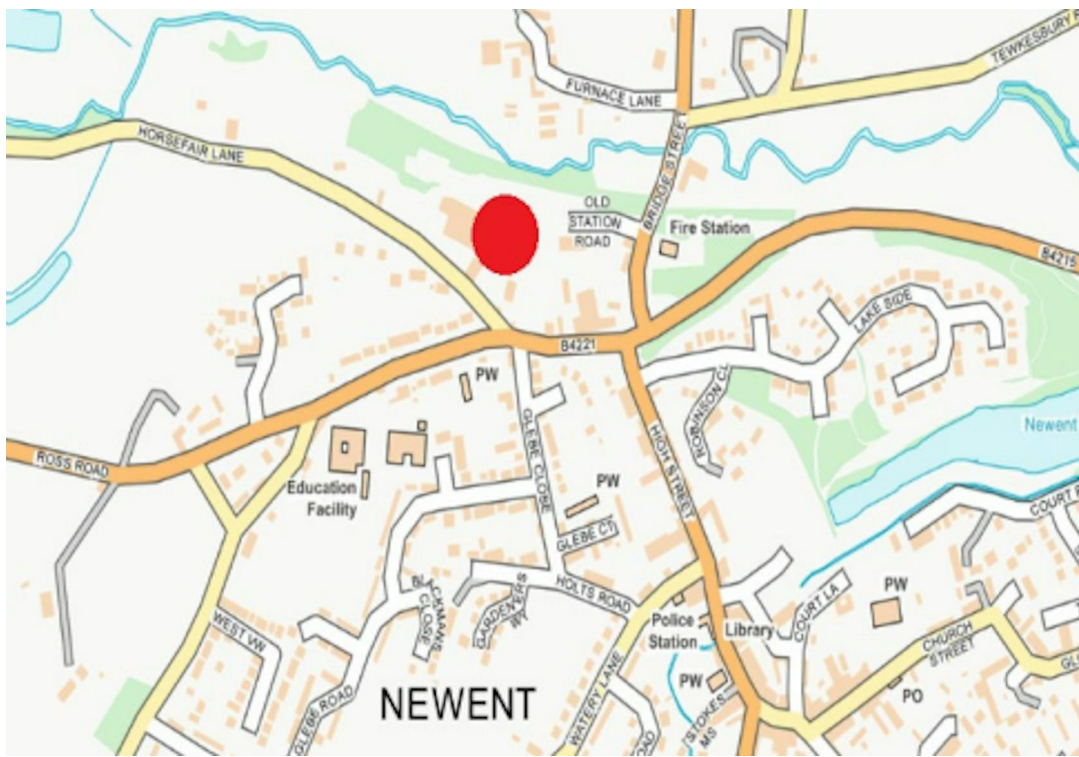
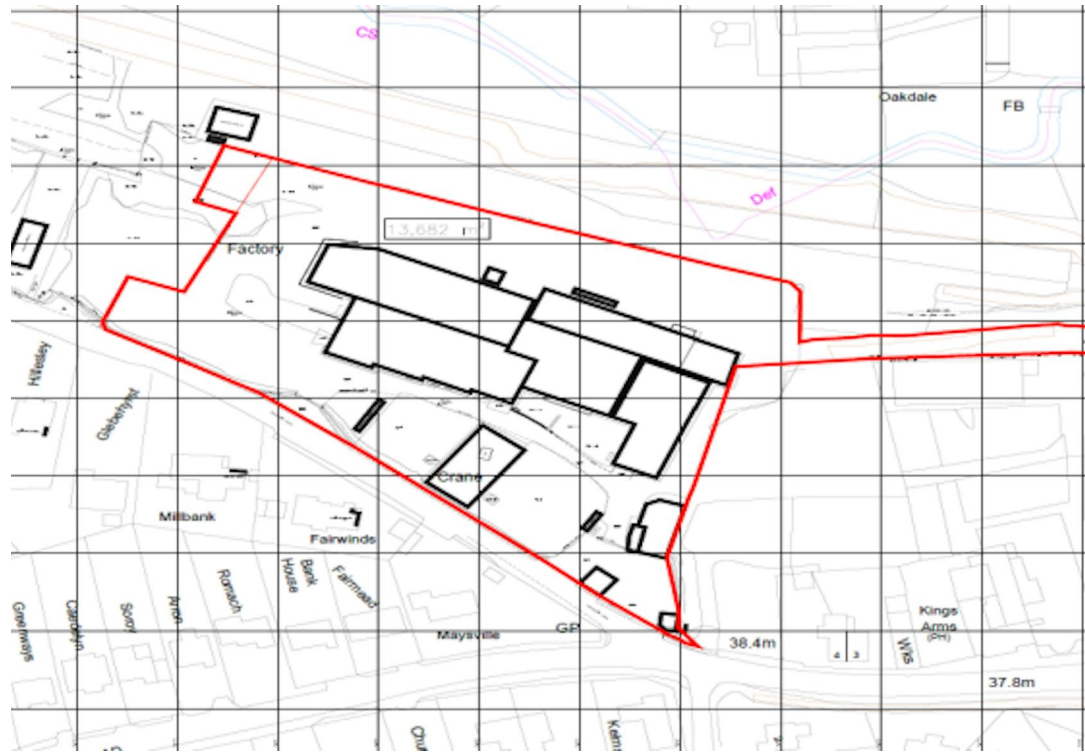
LOCATION

The property is located half a mile north of Newent town centre and approximately 4 miles east of junction 3 of the M50 motorway, providing access to the M5 at J8 to the east and, via the A40 dual carriageway, south westwards to the M4 and South Wales.

Gloucester is located 14 miles to the south east, Hereford 20 miles to the north west and Worcester 30 miles to the north east.

The nearest mainline railway station is at Gloucester, providing services to Bristol, Birmingham, and London.





VAT

All prices quoted are exclusive of VAT which we understand will be payable.

ENERGY PERFORMANCE CERTIFICATE

EPC: D (82)

SERVICE CHARGE

n/a

VAT

Applicable. All prices quoted are exclusive of VAT which we understand will be payable.

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£180,000 per annum available on a new lease with length to be agreed.

PRICE

Offers in excess of £2,500,000

POSSESSION

Available Immediately. The property is immediately available following the completion of legal formalities

POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

EPC

E (82)

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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