



An end of terrace shed situated on harbourside Industrial Estate, Lydney with great access to national travel networks. Internally the accommodation comprises; 1st floor & ground floor office, production area and WC. The accommodation could be utilised by a wide variety of users.

Tenure: Freehold

**Floor area**

Ground floor and first floor office: 216sqft/20m<sup>2</sup>

WC: 105sqft/9.7m<sup>2</sup>

Total gross internal floor area: 3332sqft/310m<sup>2</sup>

**Services**

Mains services connected - all interested parties will make their own enquires.

**Rates**

FODDC - all interested parties will make their own enquires.

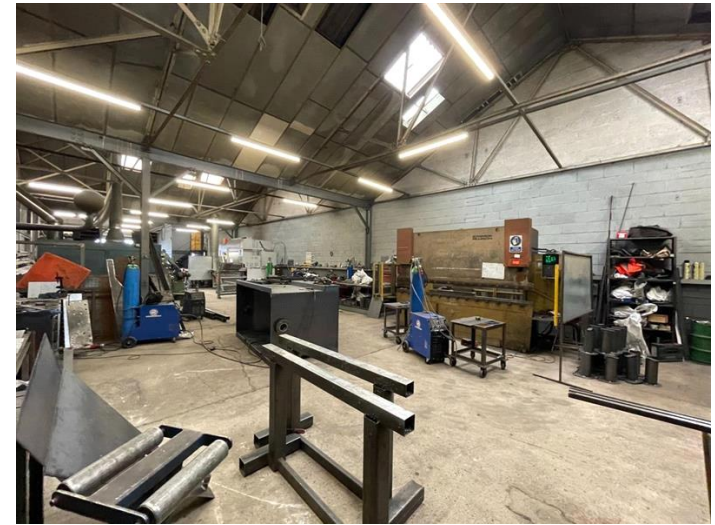
**legal fees**

Both parties will bear their own legal costs.

**Viewings**

by prior appointment with Hills





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

