



At first glance

- Flexible ingoing terms
- Offers invited
- Prime commercial
- Rarely available
- self contained
- Yard space

In detail

A versatile ground floor workshop area with large yard. Situated within the secure Marina Business Park.

Comprising office, two workshops and large yard.

Located on the outskirts of Lydney and near great travel networks.



**Floor area**

Internal:

Office - 120sqft

Workshop 1 - 640sqft

Workshop 2 - 340sqft

Yard - 12,000sqft

Service Charge

£40pcm +VAT

Insurance rent

£739 pa - (2025/26)

Services

Mains services available - all interested parties make their own enquires.

RENT

Please note there is VAT payable on the rent.

(Offers invited)

Planning

Contact FODDC.

Rates

Here: <https://www.gov.uk/government/organisations/valuation-office-agency>

Town and Country



Commercial

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 tenant.

