



**TO LET**

**Tel: 0117 984 8400**

## **Former Lydney Police Station, High Street, Lydney, GL15 5DP**

**Offices with Parking and Garage  
Size 2,516 sq ft (233.7 sq m)**



- Former Lydney Police Station
- Refurbished Offices
- Private Driveway and Parking
- Self-Contained Detached Building



**LOCATION**

The property is located on the south western edge of Lydney just of the B4231 (High Street). The town centre is approximately half a mile to the north east. The property is to the rear of a multi let office building and a building occupied by Lydney Town Council. The surrounding area is predominantly residential.

**DESCRIPTION**

The property comprises a detached two storey former Police Station constructed in 2006. The property is undergoing works to provide office accommodation throughout. The construction includes brick walls and a hipped tiled roof with an adjoining garage. Internally, the property is over 2 floors offering cellular office accommodation with two separate pedestrian entrances. Externally there is a private driveway entrance which leads to the property and a large private parking area of approximately 10 parking spaces.

**SERVICES**

We understand that all mains services are connected to the property including gas, water, drainage and electricity however all interested parties should make their own enquiries.

**PLANNING**

We understand the property benefits from a Sui Generis planning use class. A change of use will be required for B1 Office use prior to occupation. This will be the responsibility of any ingoing tenant. All interested parties to make their own enquiries with the local Planning Department.

**TENURE**

The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed.

**ACCOMMODATION**

The property comprises a Net Internal Area of:

Ground Floor	948	sq ft	88.10	sq m
First Floor	1,195	sq ft	111.0	sq m
Garage	372	sq ft	34.60	sq m
<b>Total NIA</b>	<b>2,515</b>	<b>sq ft</b>	<b>233.7</b>	<b>sq m</b>
<b>Site Area</b>	<b>0.51 acres</b>		<b>0.21 ha</b>	

**VAT**

All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries. The building is not elected for VAT.

**RENT**

Upon application

**SERVICE CHARGE**

There is no service charge applicable. All maintenance and upkeep of the external areas will be the responsibility of the ingoing tenant.

**BUSINESS RATES**

Rateable Value of £9,400 (2010 Rating List)

**LEGAL FEES**

Each party is to be responsible for their own legal costs incurred in connection with any transaction.

**EPC**

The unit is awaiting assessment. An EPC will be available in due course.

**VIEWINGS AND FURTHER INFORMATION**

To view, or for further information, please contact the sole agents, BNP Paribas Real Estate:

**Robert Brophy** (0117 984 8450 / 07887 058 702)  
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SUBJECT TO CONTRACT (August 2016)

