

Horsefair Lane, Newent, Gloucestershire, GL18 1RP



FOR SALE / TO LET

Industrial Site with Development Potential - STP

Gross Internal Area: 57,534 ft² on 3.39 acres

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Large Industrial Warehouse Facility with Development Potential - STP

Overview

- Industrial Warehouse Premises Extending to 57,534 ft² (5,345 m²) approx.
- Site Area of 3.39 Acres (1.367 Hec) or thereabouts
- Two access points to the site
- A mix of interconnecting warehouse units and office building
- Only 4 miles east of J3 M50
- Suitable for alternative uses - STP



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.

Demographic

The property fronts Horsefair Lane, at its junction with the B4221 Ross On Wye road, close to its junction with the B4216 which leads southwards to the Forest of Dean.

Newent is a busy and picturesque medieval market town with a population of c 5,200 inhabitants and over 100 listed buildings.

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 reclud workshop bays, to more modern steel portal frame metal clad accommodation built in the last 10 years or so.

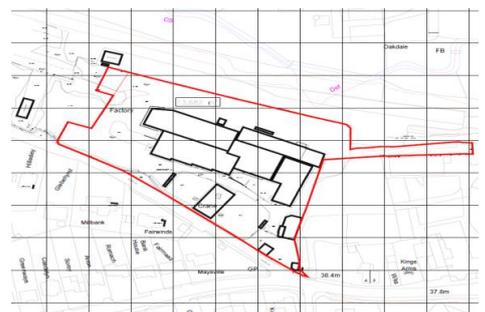
There is a two-storey workshop building to one side. Generally, the manufacturing facility is served by concrete floors, LED and sodium lighting with oil fired heating, plus a works canteen, kitchen and ancillary offices.

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.



Accommodation

Warehouse	50,084
Offices	1,705
Storage	4,306
Canopy	1,439
Total	57,534 ft ²

The total site area is 3.38 acres (1.367 Hectares) reflecting a site density of 39%.

Redevelopment

We believe the site has excellent scope for redevelopment or/and repurposing. We recommend all interested parties contact the local planning authority.

Rental / Terms

The property is available to let on a new lease with length and terms to be agreed.

Price / Tenure

Freehold - POA

VAT

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

Energy Performance Certificate

EPC: D (82)

Services

We note all services are available on or adjacent to the property. Siddall Jones have not tested any of the services and occupiers are advised to make their own enquiries as to the suitability of each.

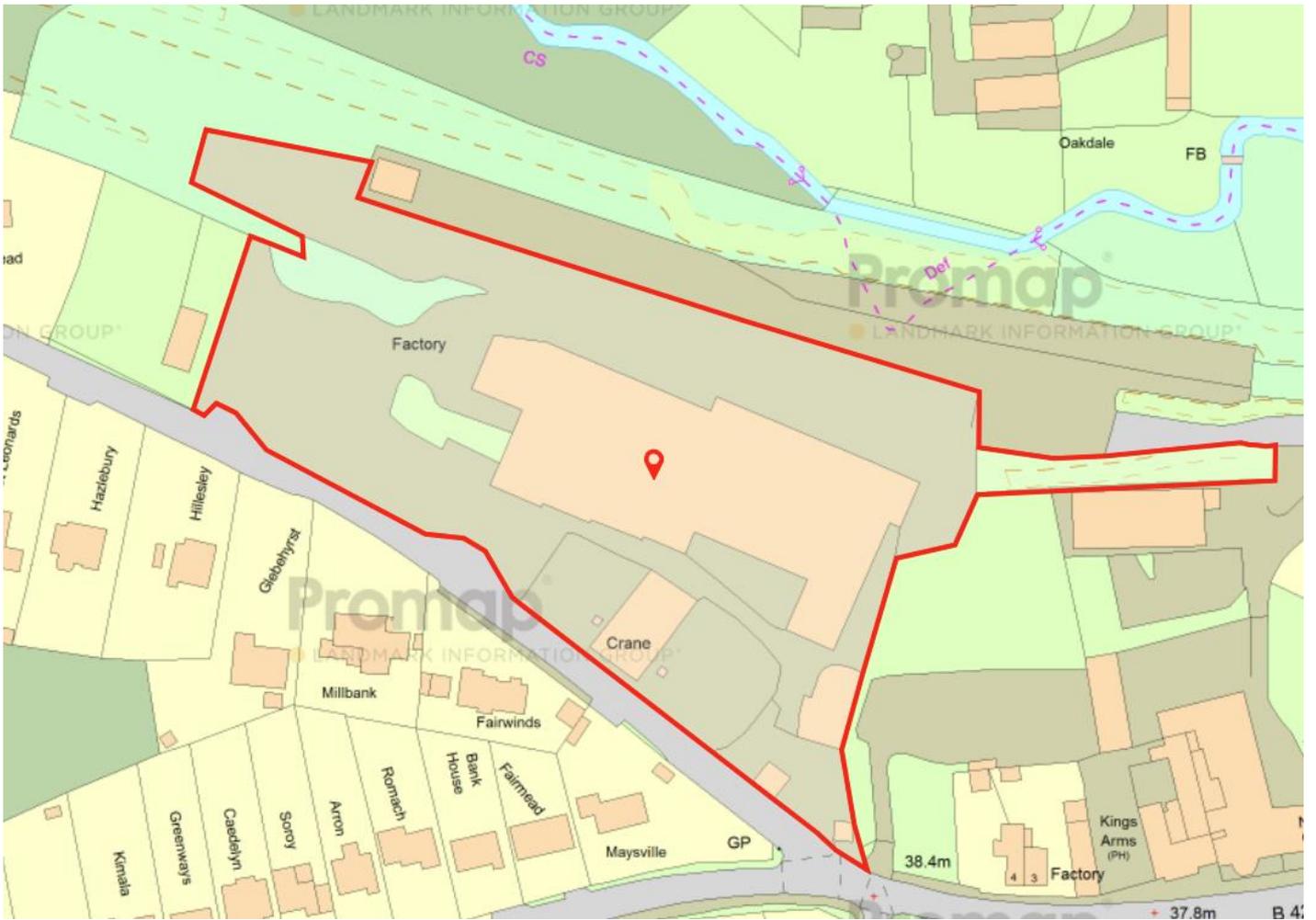
Availability

The property is available from April 2024.

Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500





Siddall Jones | [The Mint](#) | [95 Icknield Street](#) | [Birmingham](#) | [B18 6RU](#)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.