



## Horsefair Lane

Newent, Gloucestershire, GL18 1RP

### Industrial Site with Development Potential - STP

**57,534 sq ft**  
(5,345.08 sq m)

# Horsefair Lane, Newent, Gloucestershire, GL18 1RP

## 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.

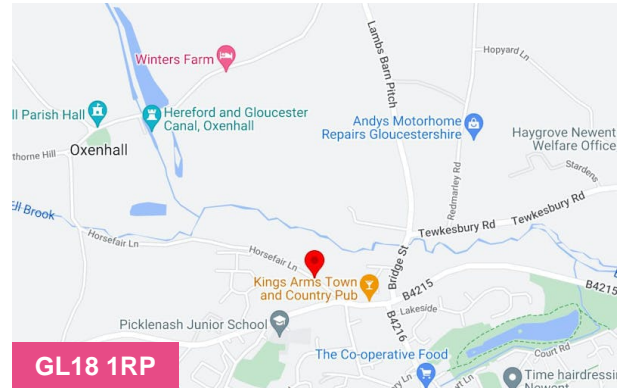
Beyond the northern boundary is a strip of land and 'El Brook', a canal.

## 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.



## Summary

<b>Available Size</b>	57,534 sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable. All prices quoted are exclusive of VAT which we understand will be payable.
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	E

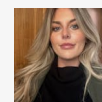
## Viewing & Further Information



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