

**TO LET**

FIRST FLOOR OFFICES  
57.53 SQ M (619 SQ FT)

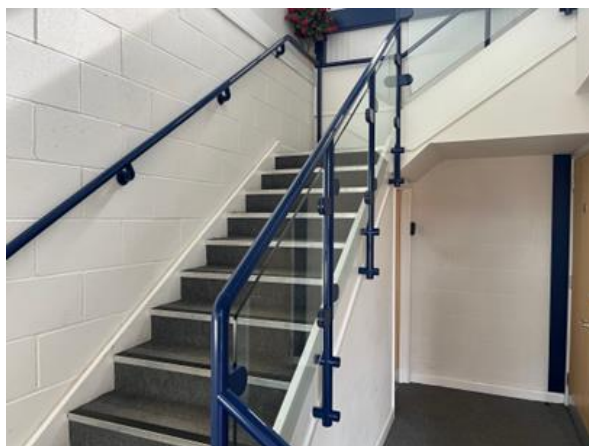


FIRST FLOOR OFFICE  
OAK HOUSE  
AYLBURTON BUSINESS CENTRE  
AYLBURTON  
LYDNEY GL15 6ST

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# BLADEN

PROPERTY CONSULTANTS



01291440100

BLADEN COMMERCIAL PROPERTY CONSULTANTS  
10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP

[www.bladenproperty.co.uk](http://www.bladenproperty.co.uk)

## LOCATION

- The property is located in Oak House on Aylburton Business Centre. Situated on the A48, 1.75 miles from Lydney town Centre, 7.3 miles from Chepstow town Centre and 8 miles to the M4 motorway.

## DESCRIPTION

- First floor office premises.
- Open plan.
- High ceilings
- Suspended fluorescent lights.
- Private kitchenette.
- Carpeted floor.
- 4 car parking spaces.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft
Total Net Internal Area	57.53	619

## TENURE

The property is available by way of a new Full Repairing and Insuring Lease by way of a service charge on terms to be agreed.

## RENT

£6,200 per annum exclusive (£10.00 psf)

We are advised the property is elected for VAT.

## BUSINESS RATES

The rating list entry with effect from April 2017 is:-

Description:	Offices & Premises
Rateable Value:	£5,000.00
Amount Payable 2023/24:	£2,495.00

Most occupiers will not pay business rates. We recommend interested parties check the amount payable with Forest of Dean District Council.

## COSTS

Each party to bear their own legal costs incurred in the transaction.

## VAT

All prices are quoted exclusive of VAT whether or not chargeable. We are advised the property is elected for VAT.

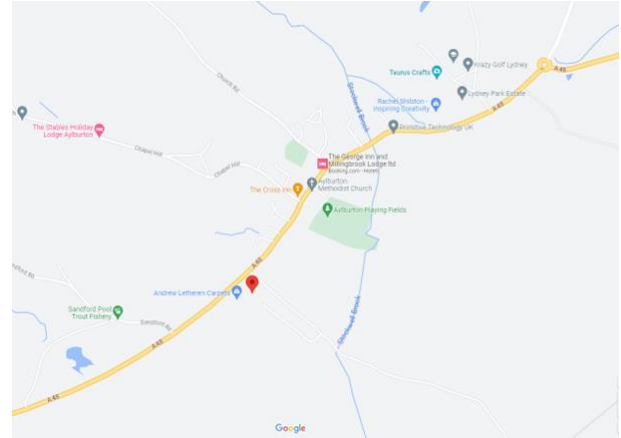
## PLANNING

We have not made any enquiries with Forest of Dean District Council Planning Department with regard to the current planning consent, however, we have assumed that the property will be suitable for Class E Business use under the Town & Country Planning (Use Classes) Order 2021. Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC rating is C 72

## PHOTOGRAPHS



## VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen  
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**SUBJECT TO CONTRACT**  
**October 2023**