

alder king

PROPERTY CONSULTANTS

FOR SALE



Whitecross Business Park

Church Road, Lydney, Gloucestershire, GL15 5EB

- Freehold For Sale
- Industrial/Workshop Buildings Totalling 10,173 sq ft on Approximately 0.68 acres
- Suitable for Alternate Uses, Subject to Planning

Location

Location

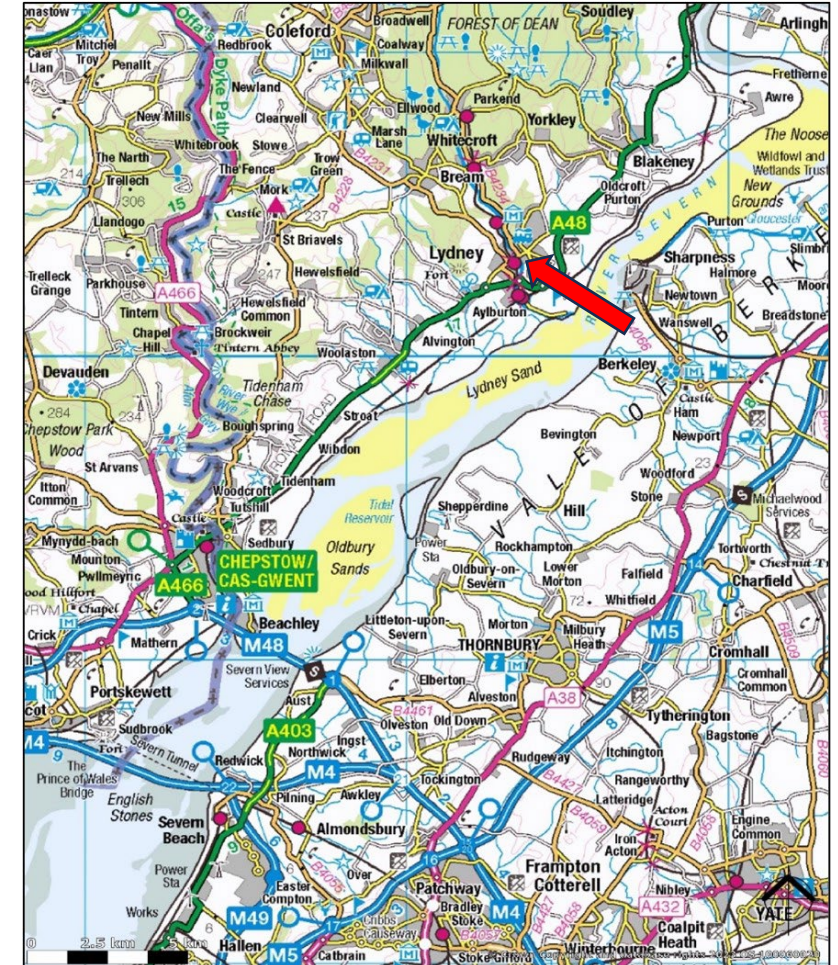
Lydney is located on the A48 (main Chepstow to Gloucester road), 9 miles north east of Chepstow and 17 miles south west of Gloucester.

Motorway connections are available at Junction 2 of the M48 (Chepstow) and Junction 15 of the M5 (Almondsbury).

The town has a railway station, which is approximately 1 mile (1.61 km) south of the town centre.

The property is located in Church Road (B4231) directly opposite Whitecross Road. This section of Church Road is between High Street and the A48/Lydney Bypass South.

The town centre is approximately 0.75 miles to the north east.



M48



11 miles

M5



18 miles

Chepstow



9 miles

Gloucester



17 miles

Accommodation

Description

The property comprises two detached light industrial/workshop units.

The original building is of framed construction with rendered and painted elevations under a corrugated sheet roof.

The accommodation comprises reception, offices, staff facilities, cloakrooms, and a large workshop with mezzanine storage.

Units 1-4 provides a more modern purpose-built steel frame constructed unit, which could potentially be sub-divided to provide a terrace of 4 small business units. At present the unit provides linked accommodation with shared cloakrooms and a mezzanine above part.

The units share an entrance enclosed with a brickwork wall fitted with metal sections and recessed double metal gates. The entrance splay and yard has a tarmac surface.

Services

We are advised that services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Description	Sq ft	Sq m
Original Unit	Workshop with offices	6,082	565.07
Units 1-4	Workshop with offices	4,091	380.03
TOTAL		10,173	945.10

Site Area	Acres	Hectares
Site Area	0.68	0.27





Rates | EPC | Terms

Business Rates

The Valuation Office website states that from April 2026 the property has a rateable value of £49,750. Interested parties should make their own enquiries to Forest of Dean District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment..

www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the

[RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available for sale. Proving vacant possession on completion. Full details are available on request.

Guide Price

The guide price is £800,000 exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Brunswick House
Gloucester Business Park
Gloucester
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www.alderking.com

AK Ref: AJGR/N101437
Date: February 2026
Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.