

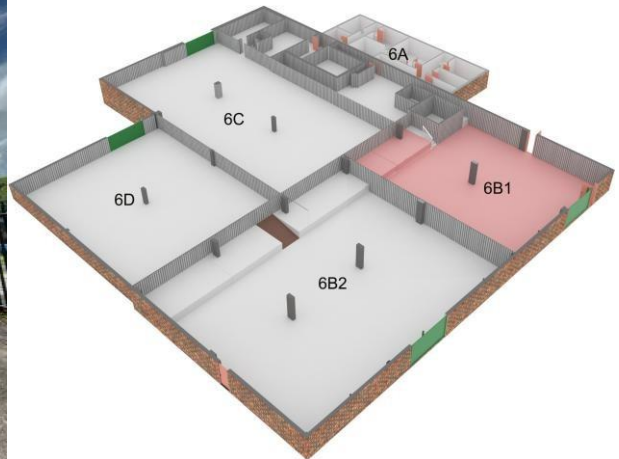


# Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

## UNIT 6B1, STOWFIELD CABLE WORKS LYDBROOK, GLOUCESTERSHIRE GL17 9NG



**UNIT: 6B1**

**UNIT SIZE: 2,966 sqft**

**RENT: £5.50 per sq ft**

**AVAILABILITY: 2,966 sqft**

**BUILDING SIZE: 19,786 sqft**

**EAVES HEIGHT: 6M**

### REFURBISHED INDUSTRIAL UNIT TO LET FLEXIBLE SPACE AT HISTORIC STOWFIELD CABLE WORKS

- Newly refurbished units with flexible, bespoke fit-out options
- Suitable for industrial, logistics, storage and office use
- Secure, ring-fenced site with 24/7 access
- Excellent connectivity with 3-phase power and fast broadband

**RENT**

**£1,360 pcm inc. service charge**

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location</b>       | Stowfield Cable Works is situated on the B4234 within 10-mins of the A40 dual carriageway link to the motorway system (M50 and M4). On the edge of the Forest of Dean and in close proximity to the village of Lydbrook, it is within 9 miles (15 km) of both Ross-on-Wye and Monmouth.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Description</b>    | <p>Stowfield Cable Works is a historic industrial estate that has been thoughtfully reimagined to meet modern business requirements. With a rich heritage, the site played a key role in the manufacture of British Army telephone cables during World War I and contributed to the development of the PLUTO Pipeline in World War II.</p> <p>Today, the estate offers high-quality, flexible accommodation suitable for a range of uses including logistics, storage, processing, and office space. Units can be fitted out to meet bespoke occupier requirements, ensuring a tailored solution for a variety of business needs.</p> <p>Occupiers will benefit from 24/7 access to a secure, ring-fenced site, together with excellent broadband and connectivity. Stowfield Cable Works provides a unique combination of character, flexibility, and modern infrastructure within a well-managed industrial environment.</p> |
| <b>Accommodation</b>  | <p>The property comprises a newly refurbished industrial unit finished to a high standard, offering flexible and well-presented workspace suitable for a range of occupiers. The unit benefits from modern internal office accommodation alongside dedicated WC facilities, providing a practical and comfortable working environment.</p> <p>The premises are equipped with a 3-phase electrical supply, supporting a variety of industrial and trade uses. The internal fit-out can be tailored to meet individual occupier requirements, allowing for bespoke configuration of office and operational areas.</p> <p>The unit further benefits from its own demised yard area offering excellent circulation space, facilitating efficient movement of vehicles and ease of loading and unloading, making it well-suited for logistics, storage, or light manufacturing purposes.</p>                                        |
| <b>Services</b>       | The property benefits from mains water and mains electricity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Terms</b>          | The property is available by way of a new lease on a full repairing and insuring basis for a negotiable term of years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>VAT</b>            | VAT is chargeable on the rent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Business Rates</b> | Occupier to request assessment upon occupation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Legal Costs</b>    | Each party is responsible for their own incurred.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Viewing</b>        | <p>By appointment with the agents:</p> <p>Sunderlands</p> <p>Offa House, St Peter's Square, Hereford HR1 2PQ</p> <p>Tel: 01432 356 161 (Option 3)</p> <p>Email: <a href="mailto:t.boulton@sunderlands.co.uk">t.boulton@sunderlands.co.uk</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |