1 and 2 Court Lane, Newent GL18 1AR

Guide Price £159,950

naylor powell

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• Well presented office premises • Central location and available with vacant possession • In the heart of the town • Ideal for small business use • Spacious and light • Over two floors • Kitchenette and two WC's • Investment opportunity

Guide Price £159,950

1 High Street, Newent, GL18 1AN

01531 828970
newent@naylorpowell.com
www.naylorpowell.com

Accommodation

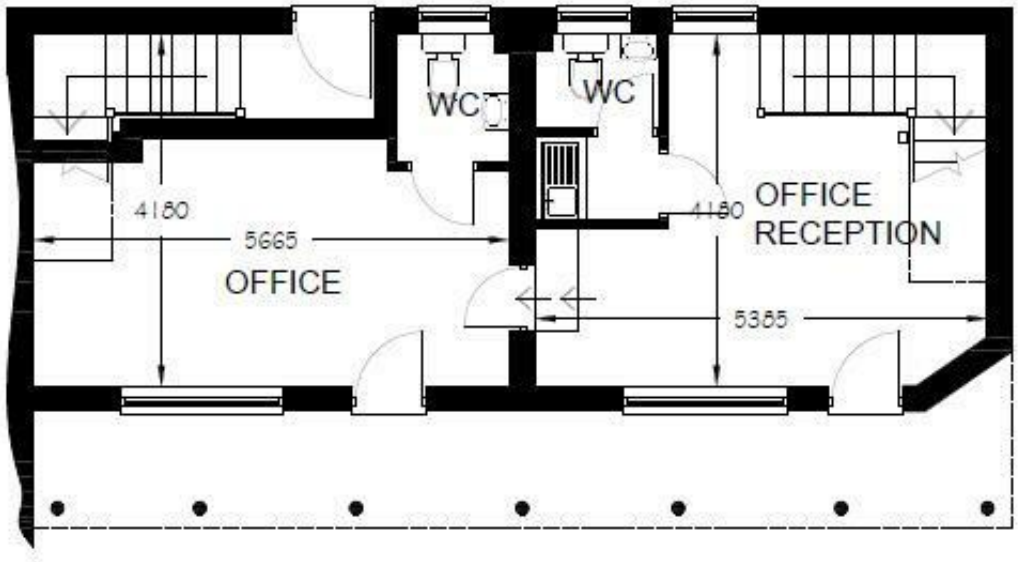
The offices are well-appointed and split over two floors. The ground floor is currently set up as a reception with staff WC and kitchenette area. There is an additional ground floor office with separate entrance and further WC. Stairs lead to the first floor open plan office space. The property benefits from Upvc double glazing, CCTV covering all of the building externally and some internal cameras, burglar alarm, electrical trunking with plenty of IT points back to central location. The loft is fully boarded with access for storage and power. There is disabled access into the building and the property owns the footpath to the front of the property.

Location

Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate is the 'jewel of the town'. There are many independent businesses in Newent. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 and M5.

Material Information

Tenure: Flying Freehold
Council tax band: C
Local authority and rates: Forest of Dean District Council £2251.45 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
Broadband speed: Basic 17 Mbps, Ultrafast 80 Mbps
Mobile phone coverage: EE, Vodaphone, O2, Three



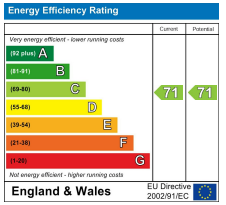
GROUND FLOOR PLAN

FIRST FLOOR PLAN

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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