





Severnside Park, Epney

Industrial/Office investment opportunity in an accessible location with access to the M5 Motorway at Junctions 13 and 14.

Location

Epney is a small village on the River Severn situated between Longney and Upper Framilode. It is located to the east of the Sharpness to Gloucester Canal 8½ miles northwest of Stroud via the A38 and 3 miles northwest of Junction 13 of the M5 motorway. Epney is located approximately 8 miles south of Gloucester, 19 miles southwest of Cheltenham, 30 miles north of Bristol, 38 miles west of Swindon and 122 miles west of London.

Description

The property is a mixed-use industrial and office estate on a site extending to approximately 0.371 hectares (0.917 acres). The boundary is a combination of palisade fencing, timber fences and block walls and there is a gated entrance.

The property situated to the rear of the site (Unit 1) is not included in the sale, however, shares the access.

Units 2, 3 and 4 are within a building of mainly block elevations under a steel framed double pitched clad roof. The properties have concrete floors with Units 2 and 4 benefitting from a mixture of double-glazed and single glazed metal framed windows in one elevation. All the units have vehicular doors with Unit 2 having the potential to access from both the front and rear. Units 3 and 4 have integrated pedestrian doors.

The accommodation in Unit 2 comprises the main workshop/store, an open plan office with suspended ceiling and a modern woodburning stove, a small office, a small kitchenette, secure store and a mezzanine floor which is used for storage.

Unit 3 comprises an open plan workshop/store and it has a suspended ceiling with inset strip lighting. The property does not have water, heating or WC facilities.

Unit 4 includes a workshop with office and store to the rear. It has a suspended ceiling with inset strip lighting but has no water, heating or WC facilities.

Units 5 and 6 are modern semi-detached buildings of steel frame construction with fully clad elevations and roofs.

The roof incorporates translucent panels at regular intervals. The units were finished to shell with WC facilities and have been fitted out by the occupiers to suit their requirements.

The accommodation in Unit 5 comprises a warehouse, office, laboratory, shower and WC on the ground floor with mezzanine storage. Unit 5 benefits from heating.

Unit 6 comprises a workshop/storage area and WC. A bio-mass boiler is housed in a small building adjacent to Unit 6.

The River Office is a modern office building of steel frame construction with clad elevations to the front and side with the front elevation mainly aluminium framed double-glazing windows. The property is divided into 3 office areas and has a fitted kitchenette and WC facilities. It benefits from heating.

The industrial estate has a one-way system in operation, and each property has allocated parking with overflow spaces available at the entrance.

There are communal WC facilities on the estate.

A new sewage treatment plant and water main have been installed. All units apart from Unit 3 and River Office benefit from 3-phase electricity.





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Accommodation

Approximate gross internal areas

Unit 2		
Ground floor	294.92 sq m	(3,175 sq ft)
Mezzanine	60.75 sq m	(654 sq ft)
Unit 3		
Ground floor	45.59 sq m	(490 sq ft)
Unit 4		
Ground floor	61.02 sq m	(659 sq ft)
Unit 5		
Ground floor	80.30 sq m	(864 sq ft)
Mezzanine	28.86 sq m	(311 sq ft)
Unit 6		
Ground Floor	81.93 sq m	(882 sq ft)
River Office	72.13 sq m	(776 sq ft)
Boiler Room	11.06 sq m	(119 sq ft)
Estate Office	13.41 sq m	(144 sq ft)
Total	749.97 sq m	(8,074 sq ft)

Tenancies/Covenant

The units are let to a range of tenants as detailed in the Tenancy Schedule below.

Ocean Ecology Ltd specialise in providing a range of marine ecological survey and consultancy services for projects in both the coastal and offshore zones. Ocean Ecology is partially owned by a Norwegian based company, Arkebla Group As and had a reported net worth of £1.9m for the Year Ending 31/03/23. They are deemed a Very Low Risk by Creditsafe with a Rating of 75.

Birch Utility Services Ltd are a Specialist Arboricultural Contracting and Consulting Company operating across Wales, the Midlands and Southwest. The company had a reported turnover of approximately £10.5m in the Year Ending 30/09/2022 and net worth of circa £1m. They are deemed a Very Low Risk by Creditsafe with a Rating of 83.

Severnside Engineering Ltd specialise in the maintenance, servicing and manufacture of hydraulic rams. They are deemed a Low Risk by Creditsafe with a Rating of 56.

Bluetang UK Ltd manufacture and distribute a range of aquatic products for coral reef aquariums. They are deemed a Moderate Risk by Creditsafe with a Rating of 47.

The tenants contribute towards the upkeep and maintenance of the communal areas via a service charge.

Copies of the lease agreements are available from the agents upon request.

Terms

We are instructed to seek offers in the region of **£750,000** for the freehold interest in the property, subject to the tenancies outlined. A purchase at this level would reflect a gross yield of 9.36% or net initial yield of 8.91% after purchaser's costs of 5.1%.

VAT

The property is elected for VAT.

Legal Costs

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





Tenancy Schedule

	2025-26		Lease expiry	Rent Review	Breaks remaining
	Month	Annual			
River Office	£1,066.50	£12,798.00	30 April 2027	RPI increased 1 April 2024. Rent held to lease expiry.	31 October 2025
Unit 2	£1,966.50	£23,598.00	31 March 2030	RPI increase 1 April 2026 & 1 April 2028.	31 March 2026 & 31 March 2028
Unit 3	£289.75	£3,477.00	30 April 2027	RPI increased 1 May 2024. Rent held to lease expiry.	31 October 2025
Unit 4	£558.00	£6,696.00	31 August 2026	RPI increased 1 September 2025. Rent held to 31 August 2026.	None
Unit 5 & Sieving Area	£985.00	£11,820.00	30 April 2027	RPI increased 1 May 2024. Rent held to lease expiry.	31 October 2025
Unit 6	£683.00	£8,196.00	30 June 2030	RPI increase 1 July 2027.	None
Car Park	£303.00	£3,636.00	31 March 2030	RPI increase 1 April 2026 & 1 April 2028.	31 March 2026 & 31 March 2028.
Total	£5,851.75	£70,221.00			





Gallery





Request a viewing

For further information or to request a viewing, please get in touch

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Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

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.

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 ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

