



Unit 10 Highnam Business Park Gloucester GL2 8DN

- OFFICES
- RURAL LOCATION
- 2105 SQ FT



£32,000 Per Annum

OFFICE ACCOMMODATION 2105 (641.60m)

A total of 2105 sq ft of open plan office accommodation on the ground and first floor levels with a kitchette and separate male and female toilets.

The entrance has wood laminate flooring, while the rest of the unit is carpeted. There is underfloor gas fired heating and fully serviced perimeter trunking and under floor boxes. There are 10 allocated car parking spaces

LOCATION

Highnam Business Centre is situated fronting the B4215 (Gloucester to Newent road), with vehicle access off Two Mile Lane. The Business Centre is approximately 1 mile north-west of the A40, giving access to Gloucester, the northern bypass and ultimately Junction 11, 11a or 12 of the M5 motorway.

SERVICES

The unit has main electricity, gas and water.

We confirm 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.

TERMS

Available by way of a new 5 year internal repairing lease.

RENT

£32,000 per annum exclusive

SERVICE CHARGE

A service charge will be levied to include external maintenance, lighting, rubbish disposal, Boiler and heating sevice, maintenance and insurance costs. £3,500 exclusive of VAT per annum.

RATES

Unit 10 is described as 'Offices and Premises' and has a rateable value of £22,250 in the 2023 VOA Rating List.

National non-Domestic Rate for the 2024/25 rating year is 0.499 pence in the pound.

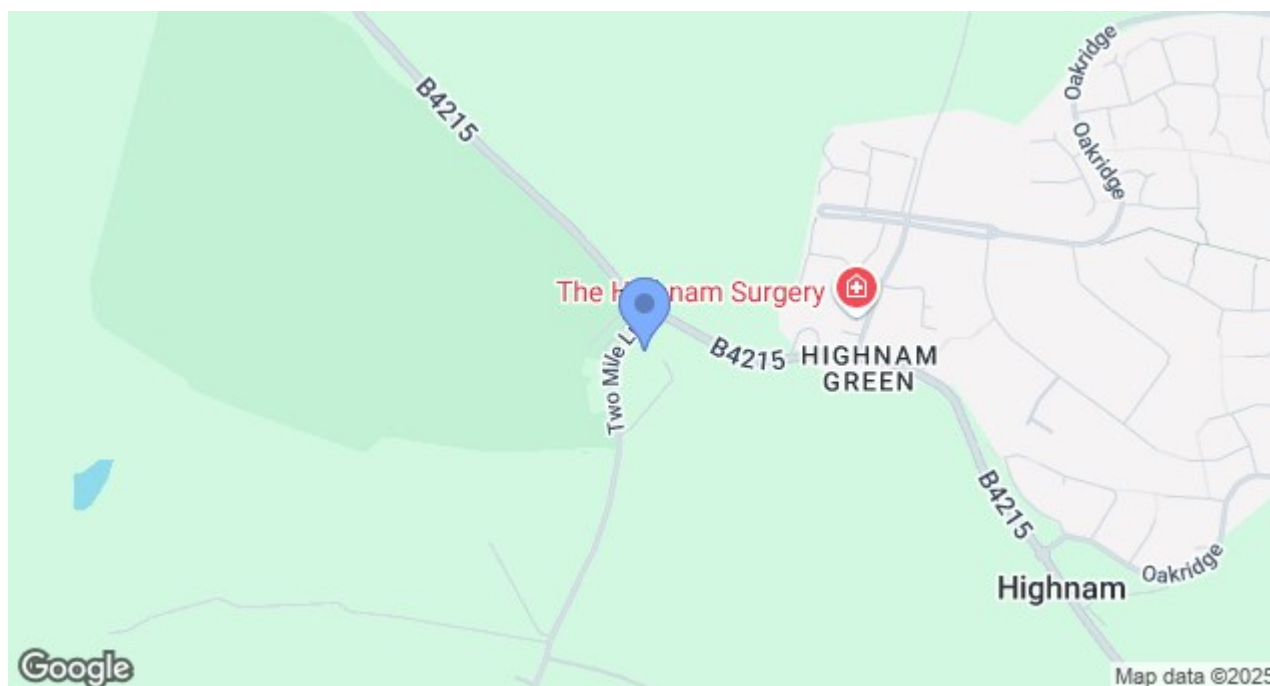
A change in occupation may trigger an adjustment of the rating assessment and interested parties need to clarify with the local council.

LEGAL COSTS

Each party are responsible for their own legal costs, however, in the event that a prospective tenant withdraws from a transaction after the receipt of documentation, they will be responsible for the landlords abortive costs.

VIEWING

Strictly through Steve Gooch Estate Agent who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am 6.00pm Monday to Friday, 9.00am 5.30pm Saturday.



MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.