



Unit 4 The Hawthorns

Gloucester GL19 3NY

- £440 per month
- 484 sq ft Office
- One Storey Converted Barn
- Alarm System
- Kitchen Facilities
- 24 Hours Access



£5,280 Per Annum

THE HAWTHORNS

The Business Centre consists of 16 self-contained units which comprise a range of converted farm buildings. There are a mix of single and two storey properties and a number of original features have been retained, providing a superb working environment.

GROUND FLOOR OFFICE

UNIT 4 is a single storey barn of approx. 484 sq. ft, set opposite the entrance of the main courtyard.

With kitchen facilities and w.c. Disabled access. Wifi/fibre (FTTP). Air conditioning
Ample free parking. Alarm System, 24 hour access.

PLANNING

Office Use

RATES

Any interested parties are advised to enquire with the Forest of Dean District Council Planning Department to check the use required for their individual purpose.

RENT

£5,280 PER ANNUM PLUS VAT, EXC.

There is a small service charge for office waste disposal of £40 per annum and a contribution of £20.00 per annum towards the defibrillator which is located in the main court yard. There will also be a charge towards the insurance, which is determined on the size of the building. While this figure is subject to change, it will be in the region of £150.00 per annum.

There is also a Deposit payable equivalent to two months rent, which is refundable at the end of the lease, as long as there are no arrears or dilapidations

SERVICE CHARGES

A charge may be levied by the Landlord to cover the costs associated with the waste disposal the defibrillator and insurance of approximately £210 per annum.

The business centre is served by a defibrillator machine, located in the courtyard, and is available to tenants and employees. It is a valuable addition for First Aid training purposes and tenants may be asked to contribute towards maintenance.

TERMS

The property is offered by way of an internal, repairing and insuring lease for the term to be agreed.

VIEWING

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

VAT

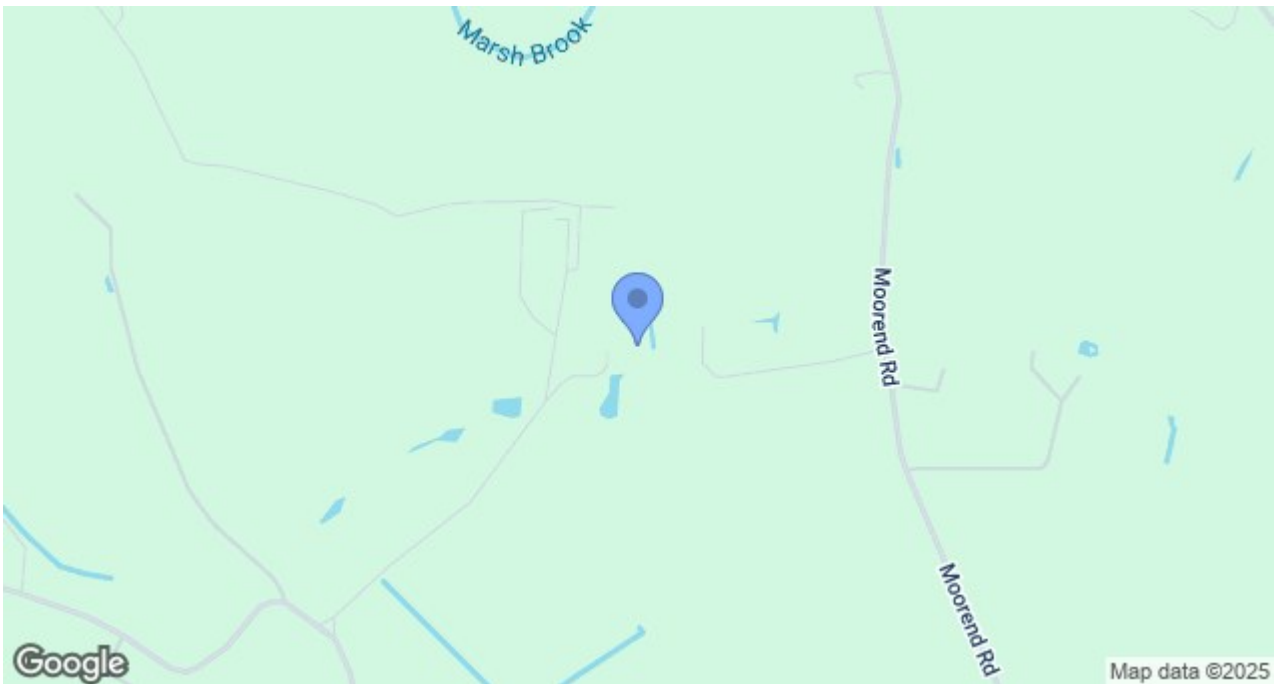
The property is registered for VAT purposes and it will be applicable on the rent, service charge and all other landlord's supplies.

LEGAL COSTS

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

DIRECTIONS

Located on a superb semi rural business park location, approximately 8 miles from Gloucester via the A417 in a convenient location for access to the M5 and M50 motorway network.



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.