

Unit 16 The Hawthorns Hawthorns Lane
Corse GL19 3NY

STEVE GOOCH
ESTATE AGENTS | EST 1985

£1,100 Per Month

- OFFICES TO LET
- First & second floor -approx. 1,273 sq ft
- Kitchenette & WC facilities
- Ample Free Parking
- Superb Rural Business Park Location
- 24 hour access and an alarm system
- Wifi/fibre optic available











THE HAWTHORNS
The Hawthorns 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 offering modern office space.
There is plenty of parking, a barbecue area, and water-side conservation space.

LOCATION
Located on a superb semi rural business park location, approximately 11.5 miles from Gloucester via the A417 in a convenient location for access to the M5 and M50 motorway network. 8 miles from Tewkesbury & approx 9 miles from Ledbury.

UNIT 16
This is a two storey barn conversion comprising of approximately 1,273 sq ft, On the ground floor there is an open plan office, kitchenette, and W.C. (Disabled access) and on the first floor there is an open plan office and WC. WiFi/fibre (FTTP). It enjoys a quiet, rural location.

PLANNING
Office Use. 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.

NON DOMESTIC RATES
The property will be assessed for rating after completion of refurbishment. 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/DEPOSIT
£1,100 plus VAT PER MONTH

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 CHARGE
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.

VAT
VAT will be levied on the rent and we recommend any interested tenant establish the VAT implications before entering into any agreement.

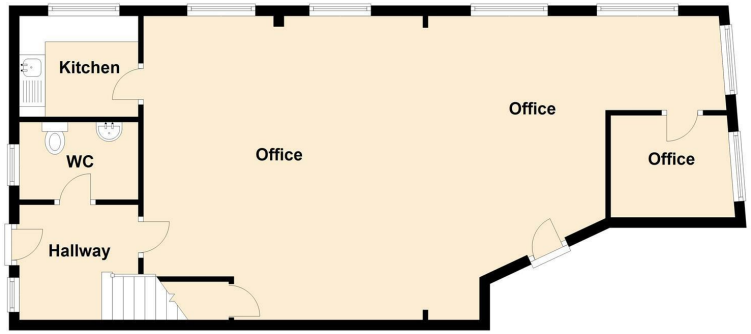
TERMS
The property is offered by way of a new internal, repairing and insuring lease for the term to be agreed.

VIEWING
Strictly through Steve Gooch Estate Agent who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am 7.00pm Monday to Friday, 9.00am 5.30pm Saturday.

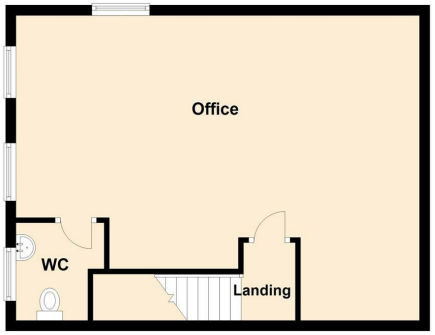
MISREPRESENTATION
AWAITING VENDOR APPROVAL.
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible 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.

EPC
The last Non- Domestic Building EPC showed an energy efficient B rating

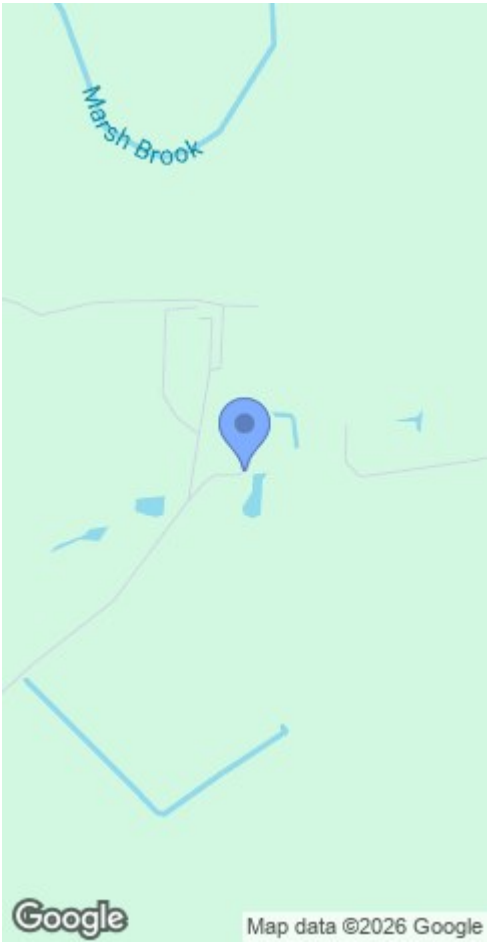
Ground Floor
Approx. 72.4 sq. metres (779.5 sq. feet)

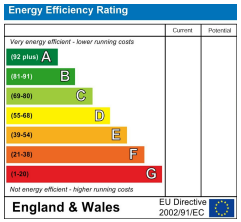


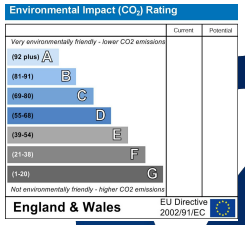
First Floor
Approx. 45.9 sq. metres (493.9 sq. feet)



Total area: approx. 118.3 sq. metres (1273.4 sq. feet)







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