

TO LET – Open Plan Offices

Unit 10, Highnam Business Centre, Highnam, Gloucestershire



- 2,140 Sq. Ft
- Excellent Parking Provision
- Secluded, Quiet Environment
- Excellent Access and Motorway Links

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LOCATION

Highnam Business Centre is a commercial site located in Highnam, just outside the city of Gloucester in the southwest of England. It's set in a semi-rural environment, offering a blend of modern business facilities within a peaceful countryside atmosphere.

The business centre is easily accessible via the A40, connecting Gloucester and surrounding areas, making it convenient for both local and regional businesses. The centre features a range of offices and workspaces, catering to businesses of various sizes.

The nearby Highnam Court and surrounding green spaces add to the tranquil environment, providing a pleasant and professional setting for businesses.

DESCRIPTION

Unit 10 is located within a Grade II Listed Timber Barn that has been fully refurbished in a sympathetic manner in keeping with the character of the building with modern day office features.

The premises provide open plan office accommodation on ground and first floor levels with kitchen and separate male & female toilets located on the ground floor. The office benefits from double glazing throughout including glazed entrance panels. The Unit is predominately carpeted albeit the entrance way which has wood laminate flooring, the premises are heated by way of under floor gas fired heating and the premises are fully serviced with perimeter trunking and under floor boxes.

There are 10 designated car parking spaces with the property.

TERMS

The unit is available on a new internal repairing and insuring basis, for a term of years to be agreed.

RENT

£32,100 per annum exclusive.

ACCOMMODATION

Area	Sq. Ft	Sq. M
Ground	2,105	195.56
First	35	3.24
Total	2,140	198.78

ENERGY PERFORMANCE CERTIFICATE (EPC)

A new EPC is to be commissioned.

BUSINESS RATES

Rateable value: £22,250

Description: Office and premises.

VAT

VAT to be applied to all costs unless stated otherwise.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

FURTHER INFORMATION

If you require any further information or would like to arrange a viewing, please do not hesitate to contact Bruton Knowles on the details provided.

CUSTOMER DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

CONTACT

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