



RANGE OF OFFICE SUITES AVAILABLE



The Hawthorns, Staunton

Range of refurbished self-contained office suites, and workshops in traditional stone buildings. Ample free parking on site.

Location

The property is located close to the village of Staunton approximately 8 miles from Gloucester accessed via the A417. This is a convenient location and offers good access both to the west of Gloucester and the Motorway Network at M5 or M50.

Description

The Hawthorns Business Centre is housed in the original courtyard setting within the grounds of the 17th century farmhouse, offering modern office space, commercial property and workshops in traditional stone buildings.

There is plenty of parking onsite and additional break-out spaces, such as the walled garden, barbecue area and water-side conservation area.

All units come with kitchen facilities, ample free parking, 24 hours access and an alarm system.

Accommodation

Approximate net internal area

Unit	Description	Area (m2)	Area (ft2)	Rent (per month)	Rateable Value
10	Single storey office	69.68	750	£718	£7,300
14	Single storey office	44.41	478	£458	£5,600
15	Single storey office	46.45	500	£479	£5,000
16	Two storey office	102.19	1,100	£1,054	£11,250

Rates

Please see Accommodation Schedule above.

The rate in the £ 2023/2024 is 0.499.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Office use only.

Terms

The offices are offered by way of a new lease for a term to be agreed.

VAT

The property is elected for VAT.

Service Charges

A charge may be levied by the landlord to cover the costs associated with the upkeep and maintenance of the communal areas.

Energy Performance Certificate

EPCs are being prepared.

Legal Costs

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





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Request a viewing

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

Key contacts



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