





# Office 4C, Dunstalls Farm, Saul

**Modern development of office suites in a rural setting on the outskirts of Frampton on Severn.**

## Location

Dunstalls Farm is located on the outskirts of Frampton on Severn, approximately 2 miles from its junction with the A38 and approximately 3 miles from Junction 13 of the M5. Stonehouse lies 5 miles to the east and Gloucester 11 miles to the north. The location offers a pleasant working environment and quiet, attractive surroundings.

## Description

The property comprises a new development of luxury office suites, a combination of new build and conversions.

They are finished to a high specification and each office suite comprises:

- Ultrafast broadband connection.
- Comfort cooling and heating.
- Integrated fire and intruder alarm systems.
- Aluminium framed windows and doors.

- Kitchenette and WC facilities
- Allocated parking.
- CCTV and electronically operated gated entrance.

## Accommodation

(Approximate net internal area)

21.37 m<sup>2</sup> (230 ft<sup>2</sup>).

## Rates

The Rateable Value is to be confirmed. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Planning

Office use.

## Terms

Each suite is available by way of a new internal repairing and insuring lease for a term to be agreed.

## Rent

£400 per month.

## VAT

The property is elected for VAT.



## Service Charges

A charge will 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.



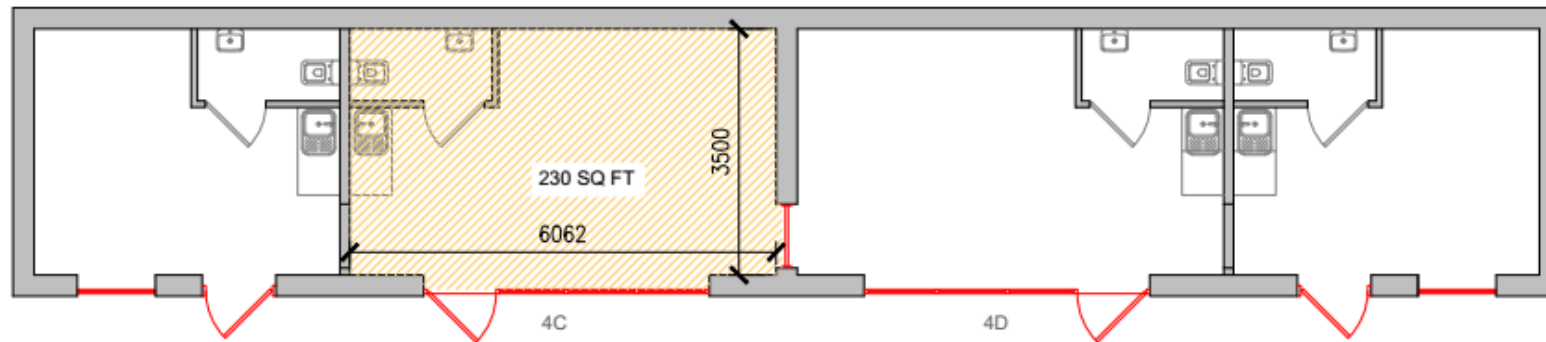




# Dunstalls Farm, Saul



Front Elevation



Plan

Unit 4C Plan [ A4 @ 1:100 ]

11/08/2025





# Request a viewing

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

## Key contacts

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