

**Unit 17 The Hawthorns, Hawthorn Lane,
Staunton, Glos GL19 3NY.**

 Industrial/Warehouse

 Gloucester

 To Let

 418.05 m2 (4,500 ft2)



TO LET



Unit 17 The Hawthorns, Staunton

**Refurbished industrial/
warehouse unit in a rural
setting.**

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 property is undergoing refurbishment and comprises a detached unit of steel framed construction with part block/part wooden clad elevations under a pitched uninsulated roof which incorporates translucent panels.

The accommodation will comprise storage/warehouse/workshop space with roller shutter and pedestrian door access.

There is a yard to the front of the unit with gated access providing generous space for parking and loading/unloading.



Accommodation

(Approximate gross internal area)

418.05 m² (4,500 ft²).

Rates

The property will need to be assessed for rating purposes. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Light industrial and Storage use only.

Terms

The property is offered by way of a new full repairing and insuring lease for a term to be agreed.

Rent

Rent on Application.

VAT

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

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

An EPC will be prepared at completion.

Legal Costs

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





Request a viewing

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

Key contacts

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