





Unit E Lawn Farm, Hawthorn Lane

**Modern industrial/
warehouse unit including a
secure yard with gated access.**

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 a modern detached unit of steel framed construction with part block/part wooden clad elevations under a pitched clad roof which incorporates translucent panels.

The accommodation comprises the warehouse area, a kitchen and WC facilities on the ground floor with an office at first floor level. Access to the property is provided by a vehicular door and a pedestrian door. The minimum eaves height is 4.84m.

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)

696.75 m2 (7,500 ft2)

The unit can be subdivided to suit requirements, subject to terms.

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 to be based on £7.50 per sq ft.

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 need to be 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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Money Laundering Regulations 2017

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

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