

**Unit 8 The Hawthorns, Hawthorn Lane,
Staunton, Glos GL19 3NY.**

 Warehouse
 Gloucester
 To Let
 1300.64 m2 (14,000 ft2)





Unit 8 The Hawthorns, Staunton

Storage/Warehouse Barn available on a flexible basis for a term to agreed at a competitive rent.

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.

The available unit is a single building but divided with a concrete wall down the middle. Each side is approx. 7000 ft² with walls over 8 meters high. Separate lights and electric on each side of the building.

There is a concrete loading areas in front of the building.

Accommodation

(Approximate net internal area)

1300.m² (14,000 ft²)

Rates

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

Planning

Storage use only.

Terms

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

Rent

To be based on £4 per sq ft per annum.

VAT

The property is not 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

An EPC is being prepared.

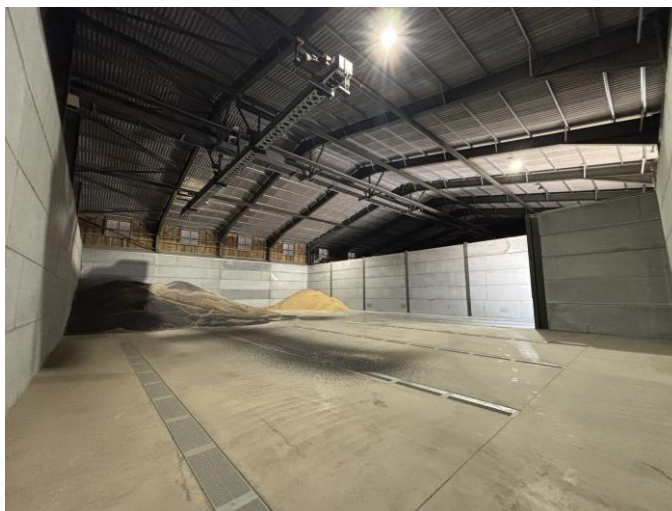
Legal Costs

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





Unit 8 The Hawthorns, Staunton






Request a viewing

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

Key contacts

Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

Ollie Hambling

 ollie@ashproperty.co.uk

 01452 300433

www.ashproperty.co.uk

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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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