



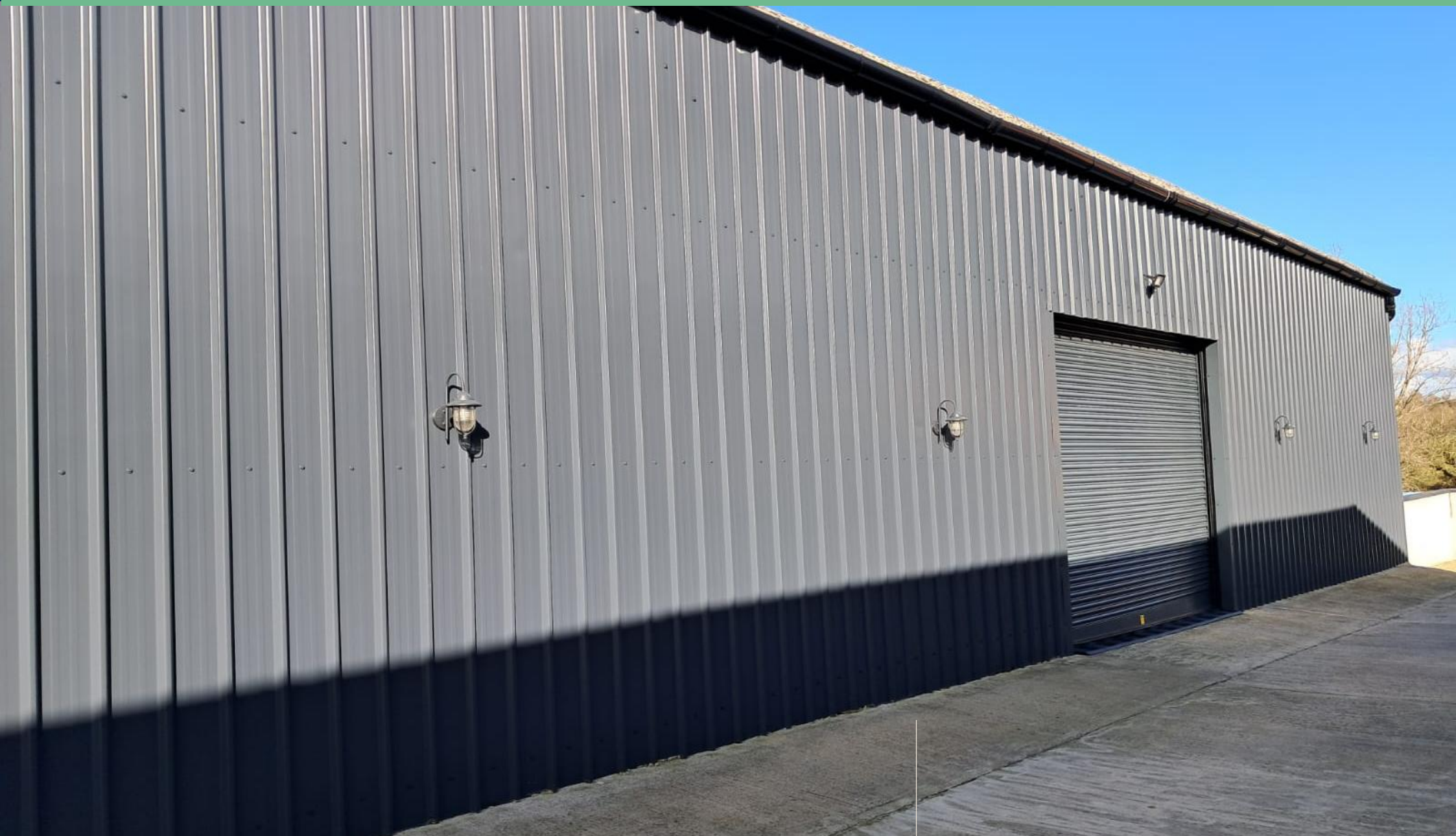


**Unit 3 Lawn Farm, Barn Lane, Corse Lawn, Gloucester  
GL19 3RH.**

 Industrial  
 Gloucester  
 To Let  
 255 m2 (2,745 ft2)





# Unit 3 Lawn Farm, Barn Lane, Corse Lawn

**Refurbished unit situated approximately 8 miles from Gloucester. Available on a flexible basis.**

## Location

The property is located on Barn Lane, 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 refurbished building of steel portal frame construction with profile metal cladding. The accommodation comprises the main store and a preparation area which has been insulated. There is a kitchen point and communal WC facilities are provided on site.

The property has allocated parking spaces to the rear and there is a vehicular loading door with an area for loading/unloading to the front.

## Accommodation

(Approximate gross internal areas)

255 m<sup>2</sup> (2,745ft<sup>2</sup>)

There are covered bays totaling 52 m<sup>2</sup> (560 ft<sup>2</sup>) included with the property.

## 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.

## Terms

The property is offered on a flexible basis for a term to be agreed.

## Rent

£25,000 per annum exclusive.

## Service Charge

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

## VAT

The property is registered for VAT purposes.

## EPC

An EPC is being prepared.

## Legal Costs

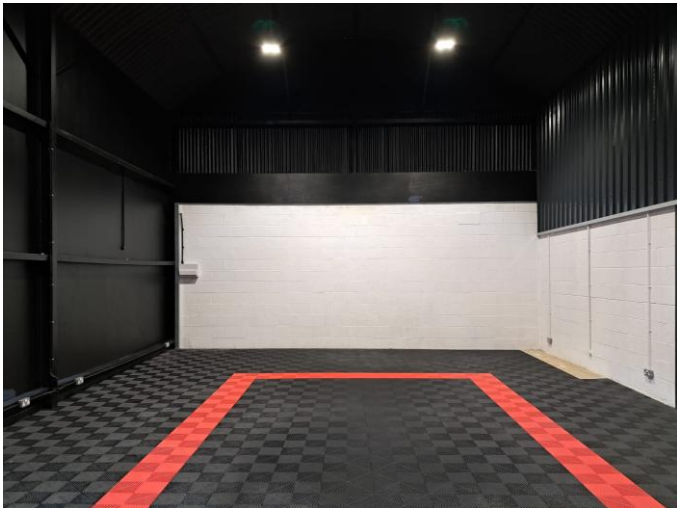
Each party to bear their own legal costs incurred in the transaction.







# Unit 3 Lawn Farm, Barn Lane, Corse





# 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](mailto:simon@ashproperty.co.uk)

 07737 691453

[www.ashproperty.co.uk](http://www.ashproperty.co.uk)

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