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CPW DANIELL

RURAL LAND & PROPERTY CONSULTANTS



OFFICE UNITS TO LET

Overton Farm Business Centre, Maisemore, Gloucester, GL2 8HR





- **High quality barn conversions**
- **Range of sizes**
- **24hr security**
- **Rural setting in close proximity to Gloucester**
- **Flexible terms available**
- **Easy access to M5, M50 and beyond**

For more information and for up to date availability, please contact Charles Daniell on 01684 325215, 07814 033449 or via email: charles@cpwdaniell.co.uk

CPW Daniell Ltd is a company registered in England and Wales. Registration Number 8176043.

Registered Office: Green Farm, Queenhill, Upton-upon-Severn, Worcestershire WR8 0RD. This company is regulated by RICS.

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Situation
The site is found in a rural setting but only 3 miles from Gloucester. It is located on the A417 north of Maisemore and offers easy access to the M5, M50 and beyond.

what3words: ///serenade.engage.sweetener

The Business Centre
The site currently consists of 6 units in a range of sizes; all of which are converted, traditional farm buildings. The buildings retain a lot of their original character and combine a relaxing working environment with modern facilities.

All of the well-equipped units benefit from:

- Ample parking
- Category 2 lighting
- Disabled access
- Intruder alarms
- 24hr onsite security
- Super fast broadband
- Kitchenettes
- Toilets (with disabled access)

The gravelled courtyard is available for use by the tenants and has been commonly used for al fresco meetings or as a relaxing place to sit and have lunch.

Directions
From Gloucester, take the A417 towards Ledbury. After passing through Maisemore, keep heading up the hill passing the layby on your right. Immediately after the layby take the first left into Overton Farm Business Centre.

From the M50 junction 2, take the A417 towards Gloucester. Stay on the A417 driving through Staunton and Hartpury. After passing Hartpury College on your right, head up the small hill and as you pass over the brow and begin to approach Gloucester, Overton Farm Business Centre can be found on the right.

The Office Units:

Unit 1 - Occupied
Unit 2 - Occupied
Unit 3-4 - Occupied
Unit 5 - Approximately 725t^2 (67.5m^2)
Unit 6 - Occupied
Glass Barn - Occupied

Terms
Terms are negotiable, but it is envisaged likely that the premises will be let on commercial leases for 1 to 5 years. The tenants will be responsible for the cost of repairing and insuring the premises and the rent will be payable quarterly in advance.

Services and Utilities
Water and drainage is included within the rent. Each unit is individually metered for electricity, with Tenants responsible for this and all other outgoings. Unlike many other sites, there is **no separate service charge.**

Business Rates
Tenants will be responsible for paying all Business rates. Details of Rateable Values, rates and potential reliefs or exemption can be found on the Valuation Office Agency website.

Legal Costs
Each party will be responsible for their own legal costs.

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