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CPW DANIELL

RURAL LAND & PROPERTY CONSULTANTS



Office/Workshop/Storage space To Let

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

A mixed unit combining office space (with kitchen and WC), storage/workshop with roller shutter door and secure outside yard. The unit is in the process of being refurbished but viewings are welcome to show what is on offer. Further office or storage space is available on site if required.

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

RICS Registered Valuer

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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Maisemore, Gloucester, GL2 8HR

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Available to let is a mixed unit combining office space spread across 3/4 rooms with separate kitchen and WC, storage/workshop with roller shutter door and secure outside yard. The unit has just been refurbished and viewings are welcome to show what is on offer. Further office or storage space is available on site if required.

The approximate space available is as follows:

Offices - 845sq.ft (79sq.m)

Storage/workshop - 325sq.ft (30sq.m)

Secure yard - 1345sq.ft (125sq.m)

Asking rent in the region of £1,500 per calendar month.

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.

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The Business Centre
The site currently consists of a range of commercial units from offices to light industrial, workshop and storage in a range of sizes.

The site benefits from:

- Ample parking
- Intruder alarms
- 24hr onsite security
- Super fast broadband
- Kitchenettes
- Toilets

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.

Once on site, follow the road to the right and proceed past the Glass Barn on your left. Go past the weigh-bridge on your left and take the next left between the buildings to the parking area for the Stables.

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, subject to fair usage. Each unit is individually metered for electricity, with Tenants responsible for this and all other outgoings.

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.

Important Notice – C P W Daniell Ltd, their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and C P W Daniell Ltd has not tested any services, equipment or facilities. The Purchaser must and shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

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