

alder king

PROPERTY CONSULTANTS

OFFICE SUITES TO LET



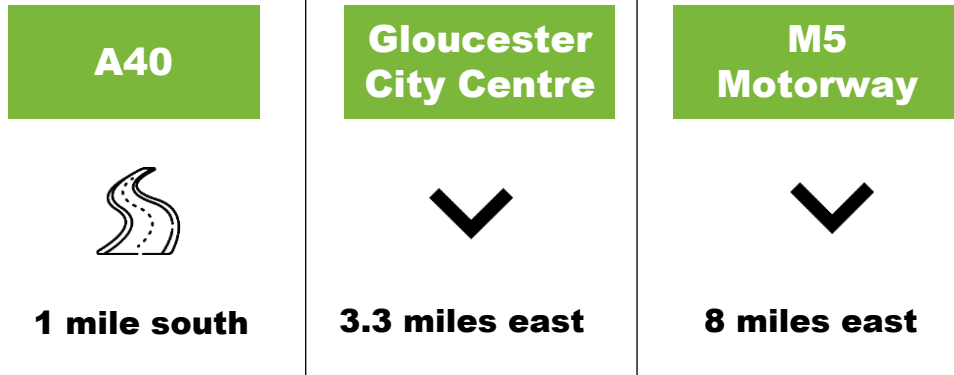
Service Offices **Highnam Business Centre, Highnam,** **Gloucestershire GL2 8DN**

- Office Suites from 200 – 378 ft² (18.58 – 35.11 m²)
- Flexible Lease Terms
- 100Mb Broadband Connection
- Approximately 1 Mile to A40 Gloucester Bypass
- Allocated Car Parking

Location

Highnam Business Centre is an established business park situated fronting the B215 (Gloucester to Newent road) with vehicle access from Two Mile Lane.

The Business Centre is located approximately 1 mile north west of the A40, giving access to Gloucester, the northern bypass and ultimately the M5 motorway. Junctions 11 and 12 are both within 8 miles reach.



Accommodation

Description

Highnam Business Centre offers a range of serviced offices ranging from 200 to 378 sq ft. They are accommodated in a two storey building within the managed estate.

They all offer ample car parking, 100Mb broadband access and access to meeting room facilities.

Other amenities and benefits include:

- Local Catering
- Under floor heating
- Suspending ceilings with Category 2 lighting
- Disabled WC provision
- Car parking on secured site with electronic gated access
- Managed estate
- Central Kitchen & Toilet facilities
- Fully Networked
- Rural location.

Lease Terms

Office suites available to let on a new lease for a period of years to be agreed.

Rent

On application.

Service Charge

More information available on request.

Office Suites



Open Plan Layout



Car parking



Business Rates | EPC | Terms | Services

Business Rates

Interested parties should make their own enquiries to Gloucester City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Services

We are advised that all main services are connected to the premises, and we confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



Images for Illustration Only

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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COMMERCIAL
AGENCY



INVESTMENT



BUILDING
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PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
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MANAGEMENT
SERVICES



ASSET
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2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.