

# OFFICES TO LET

## Unit 15 and Suite 19.3 Highnam Business Centre

Highnam, Gloucestershire, GL2 8DN

Offices TO LET from approximately 378 to 2,966 ft<sup>2</sup>  
(35.11 to 275.58 m<sup>2</sup>) Net Internal Area.

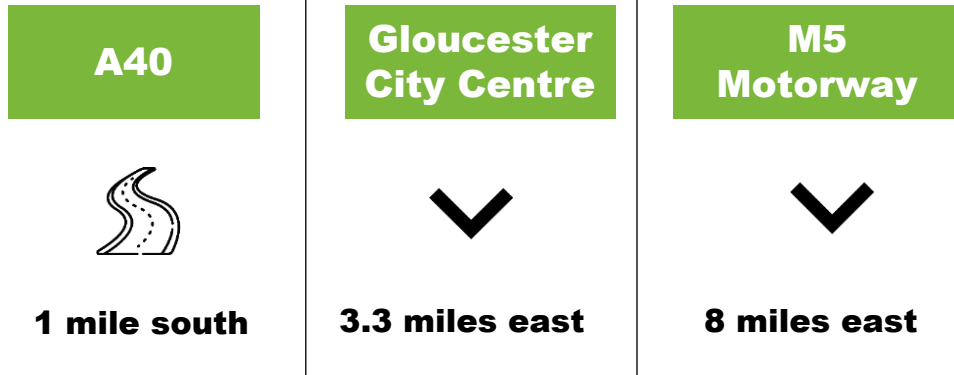
- Attractive Countryside / Semi Rural Location
- Approximately 1 Mile to A40 Gloucester Bypass
- Flexible Lease Terms Available
- Excellent Car Parking Provisions



# 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

Unit 15 comprises a two storey building of traditional construction under a pitched framed roof.

The property previously had a single occupier but benefits from having two separate entrances and two stairwells so each unit could be let separately.

Internally the premises provides attractive open plan office accommodation on ground and first floor levels with kitchen facilities on both floors.

The unit is carpeted throughout and benefits from perimeter trunking, raised access floor boxes and intruder alarm.

Suite 19.3 provides serviced modern office accommodation.

## Lease Terms

Both premises are available on a new full repairing and insuring lease to be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, on terms to be agreed.

## Rent and Rates

Unit 15: £14 per sq ft, per annum. In addition, the service charge is approximately 10% of the rent

Suite 19.3: £21 per sq ft, per annum.

## Unit 15 Floor Areas:

Area (Net Internal Area)	Sq ft	Sq m
Ground Floor	1,447	134.45
First Floor	1,519	141.13
<b>Total</b>	<b>2,966</b>	<b>275.58</b>

## Suite 19.3 Floor Areas:

Area (Net Internal Area)	Sq ft	Sq m
Ground Floor	378	35.11

### Offices



### Number of floors

2

### Open plan layout



### Car parking



# Business Rates | EPC | Terms | Services

## Business Rates

The Valuation Office Agency website states the property has a current rateable value of £28,750.

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](http://www.voa.gov.uk).

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

## 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.

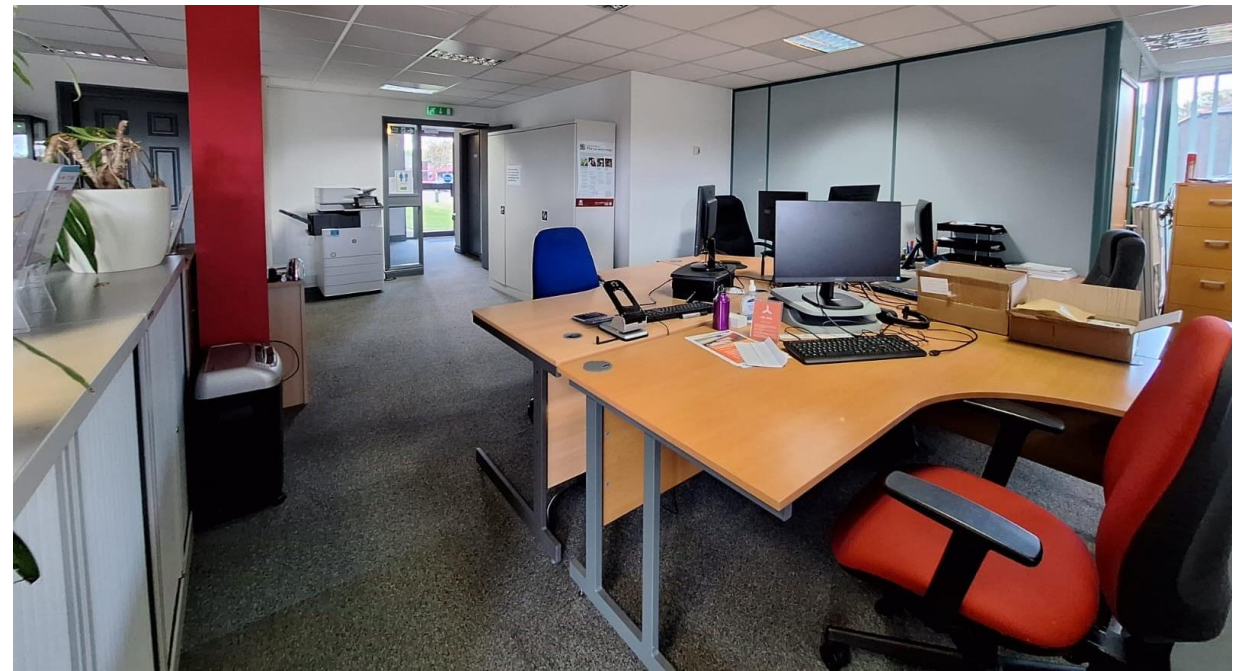
## VAT

Under the Finance Acts 1989 and 1997, VAT will not 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.







# Viewing Arrangements

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



## Alder King Property Consultants

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**AK Ref:** GN/961379  
**Date:** April 2024  
**Subject to Contract**



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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.