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PROPERTY CONSULTANTS

TO LET



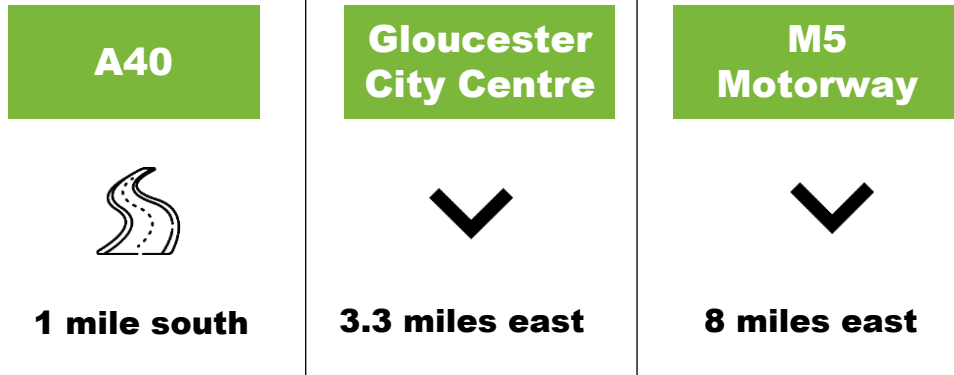
Unit 10, Highnam Business Centre, Highnam, Gloucestershire, GL2 8DN

- Approximately 2,140 ft² (198.78 m²) Net Internal Area.
- £32,100 per annum exclusive
- Grade II listed Barn Conversion
- 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 10 is located within a Grade II Listed Timber Barn that has been fully refurbished. The offices include an outdoor covered seating area.

Internally the premises provides attractive open plan and cellular office accommodation set across both ground and first floor levels.

The ground floor includes a larger meeting / board room, kitchen facilities and separate WC facilities.

The unit has a stone floor covering at entrance but otherwise is carpeted throughout and benefits from a gas fired central heating system, perimeter trunking, raised access floor boxes and intruder alarm systems.

Rent and Service Charges

£32,000 per annum exclusive. The service charge is payable in addition and is approximately £3,200 per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal costs

Lease Terms

The premises is available on a new lease to be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, on terms to be agreed.

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.

Accommodation

Approximate Net Internal Areas

Area	Sq ft	Sq m
Ground floor	1,695	157.49
First floor	445	41.29
Total	2,140	198.78

Business Rates | EPC | Terms | Services

Energy Performance Certificate

The EPC Rating is 97D and the full certificate can be provided on request.

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.

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.





Viewing Arrangements

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



Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester GL3 4AA

www.alderking.com

AK Ref: GN/961379
Date: November 2025
Subject to Contract



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Important Notice

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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.