

TO LET

HIGH QUALITY GROUND FLOOR OFFICE

724 SQ FT (67.24 SQ M)



Unit 5A, Overton Farm Business Centre, Maisemore, Gloucester, GL2 8HR
5 minutes from Gloucester City Centre | Ground Floor | Ample on site parking



LOCATION

Overton Business Centre is located in the village of Maisemore approximately 3 miles to the west of Gloucester City Centre via the A417 and A40.

This location offers convenient access to Gloucester City Centre and to the motorway network at either the M50 or M5.

DESCRIPTION

The Overton Farm Business Centre offers a total of 6 units ranging in sizes; all of which have been converted from original Victorian farm buildings.

The property is of facing brickwork to the elevations under a pitched slate roof.

Unit 5 is a ground floor office suite within an attractive courtyard development.

Main features comprise:

- 3 distinctive working areas.
- Outstanding rural views
- Ample parking
- Kitchen & WC (Accessible)
- Secure site
- LED Lighting installed throughout

The property has a floor area of approximately 724 sq ft (67.24 Sq M) measured on a Nett Internal Area basis (NIA).



RATING

The 2023 Rating list shows the property is described as 'Offices and Premises' with a Rateable Value of £5,200.

QUOTING TERMS

The property is available by way of a new Full Repairing And Insuring lease for a negotiable term of years.

QUOTING RENTAL

£10,250 per annum exclusive.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VAT

VAT is not chargeable in the rental.

KEY INFORMATION

SERVICES

Water, drainage and electricity are connected to the property.

Heating is provided through an effective environmental waste timber fuelled boiler serving the whole site.

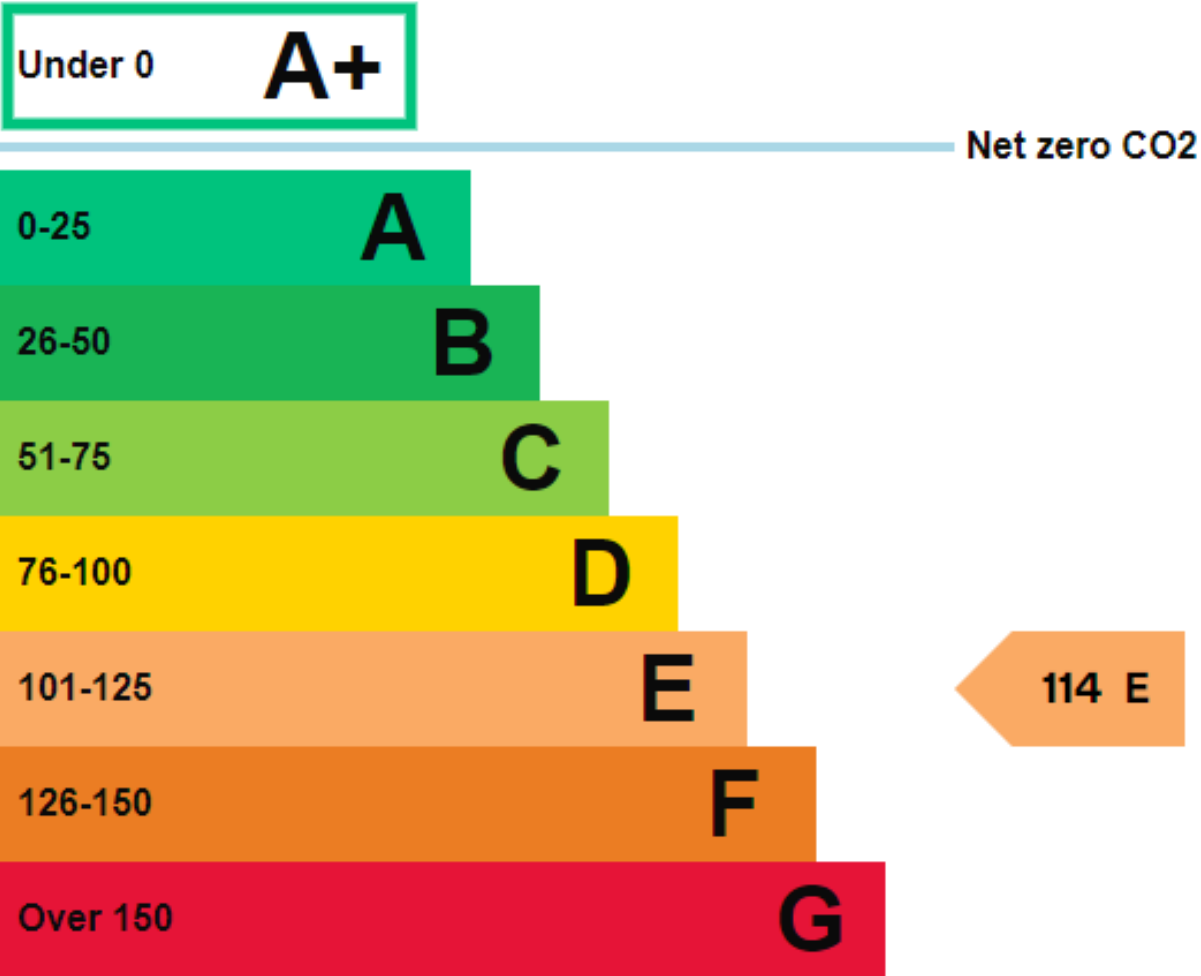
NOTE : None of the services have been tested by Kurt Wyman Surveyors.



KEY INFORMATION

EPC

The property has an EPC of E-114





**Kurt
Wyman**
Surveyors & Property Agents

**ALL VIEWINGS WITH PRIOR
APPOINTMENT WITH KURT
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