



UNITS AVAILABLE FROM OCTOBER 2024

UNITS 1 AND 2 AT HAILES FARM, SALTERS LANE, HAILES,
GLOUCESTERSHIRE, GL54 5PB
AVAILABLE FOR FLEXIBLE COMMERCIAL USE (SUI GENERIS)

LOCATION

The property extends to approximately 0.63 acres (0.26 ha) and comprises two former agricultural buildings that have been converted to provide flexible commercial units surrounded by hardstanding.

Hailes Farm is located approximately 2.9 miles to the north-east of Winchcombe and approximately 9.7 miles to the north-west of Cheltenham. Salters Lane provides access leading from the B4632.

DESCRIPTION

Unit 1 extends to approximately 170 sq. m. and provides the opportunity to occupy a self-contained office building, benefiting from large meeting rooms and communal areas to include a kitchen, toilets, and ample parking.

Unit 2 measures 15.0 m x 25.0 m with two roller shutter doors of 4.0 m in height. The maximum ridge height is 5.0m. The lean-to offers additional space measuring 6.25 m x 25.0 m.

Unit 1	Approximately 170 sq. m. (1830 sq. ft.)
Unit 2	Approximately 375 sq. m. (4036 sq. ft.)
Lean-to	Approximately 150 sq. m. (1615 sq. ft.)

The property is offered to let by private treaty with expressions of interest for the use of the buildings invited in the first instance. The property is available as a whole, with additional land available by separate negotiation.

ASKING RENT

The asking rent is £3,600 plus VAT per calendar month.

The water and electricity supply will be sub-metred and payable by the tenant.

SERVICES

We are informed that the buildings are connected to water, electricity and fibre broadband. **None of the services or appliances have been tested by the Agents.**

RATING & AUTHORITIES

The tenant will be responsible for any Business Rates payable and all other outgoings.

The local authority is Tewkesbury Borough Council – 01684 295010.

LEASE TERMS

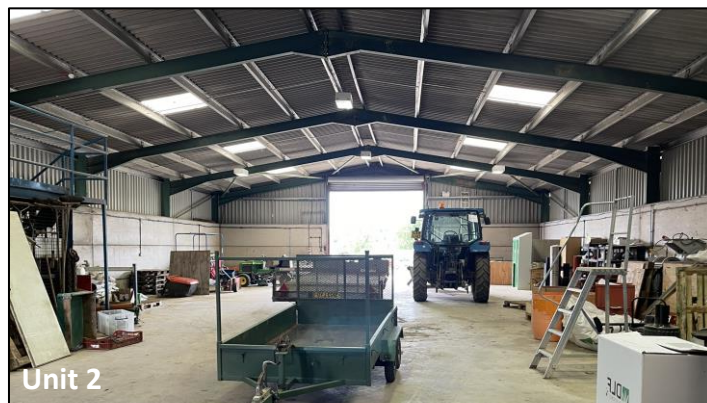
The property is available from October 2024 by way of a new internal repairing and insuring lease under the Landlord and Tenant Act 1954, contracted out of the security of tenure provisions in Sections 24 – 28 of that Act. Other than the above, lease terms are negotiable between the parties. All enquiries are invited.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating for Unit 1 – D. Score 88.



VIEWINGS

All viewings are by appointment only. To arrange a viewing please contact Matilde Spyvee or Sam Carter at Carver Knowles on 01684 853400 or by email samcarter@carverknowles.co.uk.

DIRECTIONS

Travelling southbound, exit the M5 at Junction 9, take the A46/A438 exit to Evesham/Tewkesbury. At Ashchurch Interchange, take the first exit onto A46 and continue for 3.1 miles. At the roundabout, take the third exit onto B4077 and continue for 5.6 miles. At the next roundabout, take the third exit onto B4632. Continue for 1 mile, Hailes Farm is on your right. The postcode is **GL54 5PB**

What3Words: perfumed.beaker.confirms



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