

Office 5d, First Floor, Barn 5, Dunstalls Farm,  
Arlingham Road, Saul, Glos GL2 7JE.

- 🏢 Offices
- 📍 Gloucester
- 🏠 To Let
- 📏 24.8 m<sup>2</sup> (267 ft<sup>2</sup>)





# Office 5d, Dunstalls Farm, Saul

## Modern development of office suites in a rural setting on the outskirts of Frampton on Severn.

### Location

Dunstalls Farm is located on the outskirts of Frampton on Severn, approximately 2 miles from its junction with the A38 and approximately 3 miles from Junction 13 of the M5. Stonehouse lies 5 miles to the east and Gloucester 11 miles to the north. The location offers a pleasant working environment and quiet, attractive surroundings.

### Description

The property comprises a new development of luxury office suites, a combination of new build and conversions.

They are finished to a high specification and each office suite comprises:

- Ultrafast broadband connection.
- Comfort cooling and heating.
- Integrated fire and intruder alarm systems.
- Aluminium framed windows and doors.

- Kitchenette and WC facilities
- Allocated parking.
- CCTV and electronically operated gated entrance.

### Accommodation

Approximate net internal area  
24.8 m<sup>2</sup> (267 ft<sup>2</sup>).

### Rates

The Rateable Value listed on the Valuation Office Agency website is £2,750 and the Rate in the £ 2023/2024 is 0.499. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

### Planning

Office use.

### Terms

Each suite is available by way of a new internal repairing and insuring lease for a term to be agreed.

### Rent

£400 per month.

### VAT

The property is elected for VAT.



### Service Charges

A charge will be levied by the landlord to cover the costs associated with the upkeep and maintenance of the communal areas.

### Energy Performance Certificate

EPCs are being prepared.

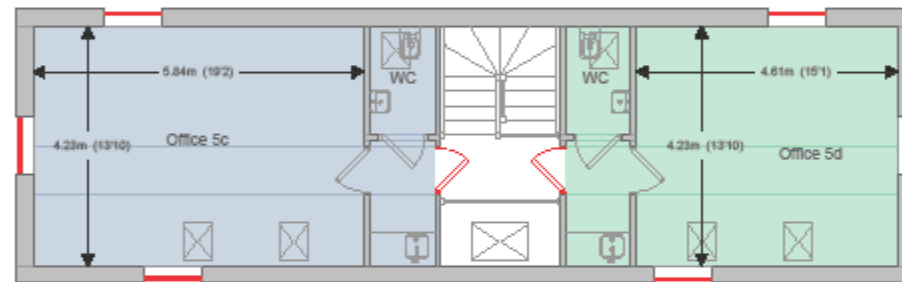
### Legal Costs

Each party to bear their own legal costs incurred in the transaction.





# Dunstalls Farm, Saul



Office 5c  
First Floor Plan  
30 sq/m // 323 sq/ft

Office 5d  
First Floor Plan  
24.8 sq/m // 267 sq/ft

PLAN [A4 @ 1:100]

06/02/2021





# Dunstalls Farm, Saul





# Request a viewing


For further information or to request a viewing, please get in touch

## Key contacts



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