

alder king

PROPERTY CONSULTANTS

TO LET

MODERN OFFICE ACCOMODATION

Unit 14 Highnam Business Centre

Highnam, Gloucestershire GL2 8DN

- Approximately 2,054 sq ft (190.80 sq m)
- Attractive Countryside Location
- Flexible Lease Terms Available



Location

Location

Highnam Business Centre is an established business park situated fronting the B215 (Gloucester to Newent road) with vehicle access off 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 11a and 12 both being within 8 miles away.

**Gloucester
City Centre**



4.5 miles

**M5 Motorway
(J11A)**



7.5 miles

A40



1 mile



Accommodation

Description

Highnam Business Centre comprises a number of refurbished farm buildings creating a self-contained office development in an attractive countryside setting.

Unit 14 is a self-contained, two storey modern office building with a kitchenette, and male and female WCs. The specification includes double-glazing, carpeting, under-floor heating, perimeter trunking, suspended ceilings and recessed lighting.

There is generous communal car parking on site.

Services

We are advised that electricity, water and drainage services are connected to the premises. 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.

Accommodation

Approximate Net Internal Areas

Area	Sq ft	Sq m
Ground floor	904	84.02
First floor	1,150	106.78
Total	2,054	190.80

Rates | EPC | Terms | VAT

Business Rates

The Valuation Office Agency website states that from April 2026 the property has a rateable value of £22,000.

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.

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](#)

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Lease Terms

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

Rent

£28,750 per annum exclusive.

Service Charge

A service charge is payable in addition, and is approximately £2,875 per annum exclusive.

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.

Legal Costs

Each party is to be responsible for their own legal costs.

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 4BL

www.alderking.com



Giles Nash
01452 627135
07503 017301
gnash@alderking.com

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COMMERCIAL
AGENCY



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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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