

**COMMERCIAL LET  
BARN STUDIOS  
CHAPEL FARM  
OVER OLD ROAD  
HARTPURY  
GLOUCESTER  
GL19 3BJ**

*Pughs*

**ESTATE AGENTS & VALUERS**  
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- Rural Office Premises
- Approx. 775 sqft
- 72.03 sqm
- Energy Rating 'C'
- Internal Repairing And Insuring Terms
- Available Immediately
- Versatile Working Spaces

**£10,500 PER ANNUM**



# Energy performance certificate (EPC)

Barn Studios, Chapel Farm  
Over Old Road  
Hartpury  
GLOUCESTER  
GL19 3BJ

Energy rating

C

Valid until:

10 January 2026

Certificate number:

9185-3072-0059-0090-5691

Property type

B1 Offices and Workshop businesses

Total floor area

92 square metres

## Rules on letting this property

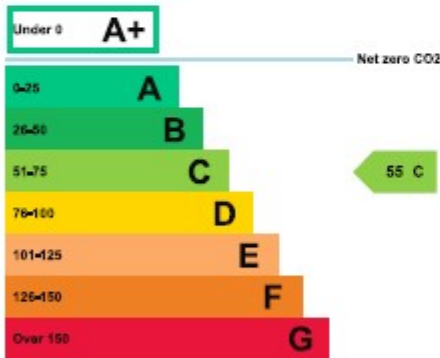
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

Properties get a rating from A+ (best) to G (worst) and a score.

This property's energy rating is C.

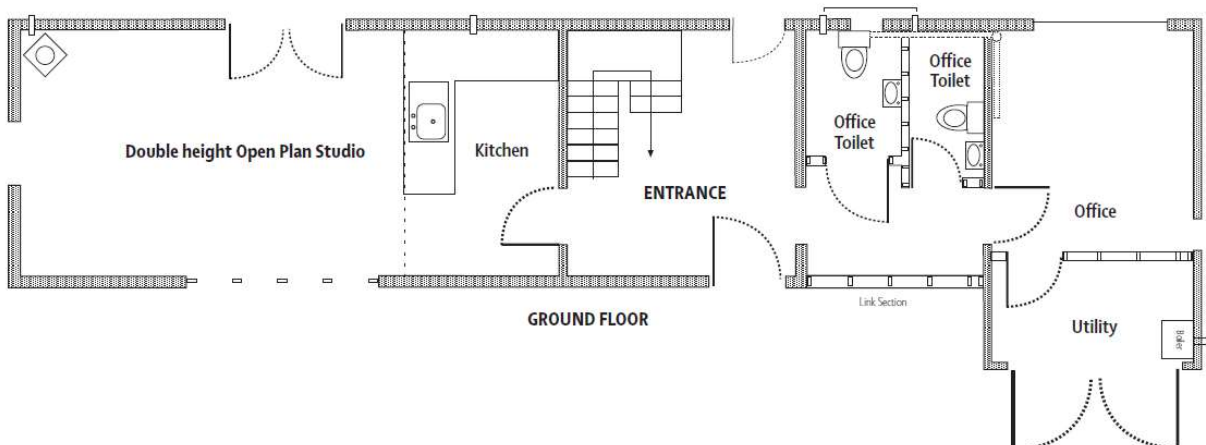
The better the rating and score, the lower your property's carbon emissions are likely to be.



Existing



NORTH ELEVATION



GROUND FLOOR

## **BARN STUDIOS, CHAPEL FARM, OVER OLD ROAD, HARTPURY, GL19 3BJ**

A modern office building situated on a desirable and accessible location. Totalling approximately 775 sqft (72.03 sqm). The adjacent offices, The Milking Parlour is also available to let at £10,000 per annum. Available immediately.

**ENTRANCE** Timber door to

**RECEPTION LOBBY 3.9m x 3.6m maximum** Tiled floor, radiator, timber glazed door to rear, stairs off with storage cupboard under

**DOUBLE HEIGHT STUDIO WITH KITCHEN 8.1m x 3.9m** Comprising fitted wall and base units incorporating 1½ bowl stainless steel sink unit and drainer, space and plumbing for appliances, tiled floor, radiator, timber floor, further radiator, timber French doors to side, exposed timbers and beams

**REAR LOBBY** Timber floor, radiator, access to disabled W.C and further W.C both with hand basins, W.C, timber floor, heated towel rails

**OFFICE 3.6m x 3.0m** Timber floor, radiator

**UTILITY** Housing oil fired central heating boiler, timber external double doors to front

### **FIRST FLOOR**

**LANDING** Exposed timbers and beams

**OFFICE 3.9m x 2.4m** Timber floor, radiator

**OFFICE 3.9m x 1.6m** Timber floor, radiator

### **BUSINESS RATES**

Last rating assessment was 2018 when the rateable value was set at £5,100, which depending on the Lessee's circumstances the premises will qualify for Small Business Rates relief.

Rateable value currently combined with Milking Parlour adjacent with a combined rateable value of £16,000. Forest of Dean District Council tel. 01594 810000.

### **RENT**

£10,500 per annum exclusive

### **DEPOSIT**

Three months rent

### **SERVICES**

We have been advised that single phase electricity, mains water via landlords submeter and private drainage is available. Oil fired central heating. This information has not been checked.

### **TENURE**

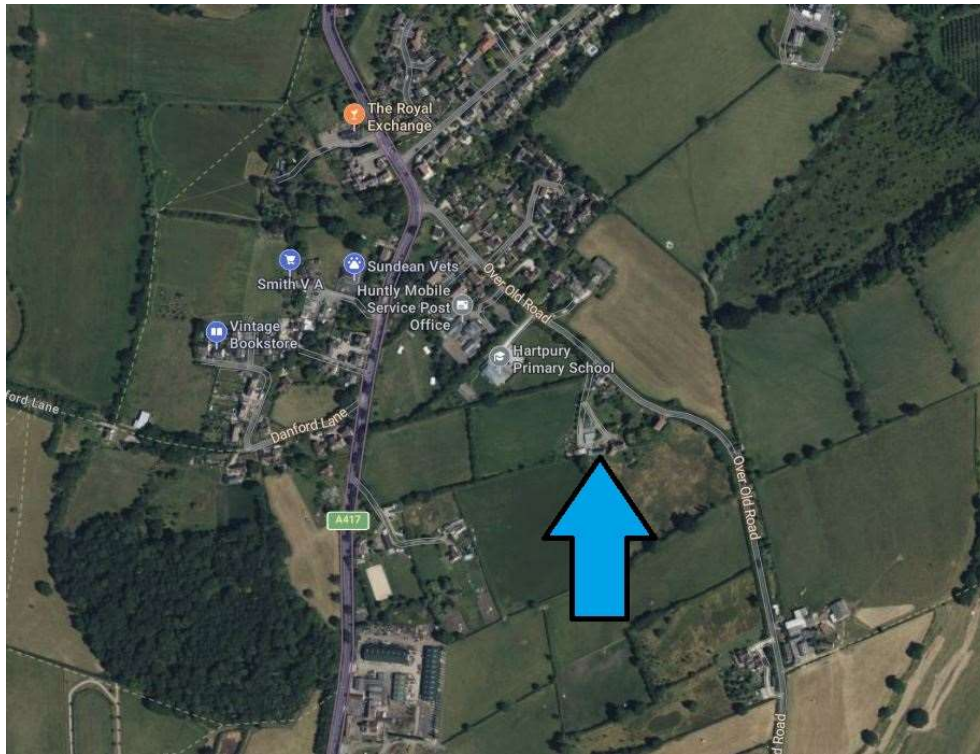
Internal repairing only, landlord insures the building and recharges the premium to the tenant.

### **VIEWING**

Strictly by appointment with the agents Pughs. Tel. 01531 631122

Out of office hours 07710 757489 Jason Thomson

## LOCATION MAP



## DIRECTIONS

From Gloucester Over Roundabout proceed for approximately 4 miles, once you have entered the village of Hartpury take the right hand turning signposted towards The School, proceed along the lane and the driveway to Chapel Farm can be found on the right hand side. What3Words - redefined.shadowing.gentlemen



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