

# Chedworth House, Green Farm Business Park, Quedgeley, Gloucester, GL2 4LY

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PROPERTY CONSULTANTS

**TO LET  
MAY SELL**

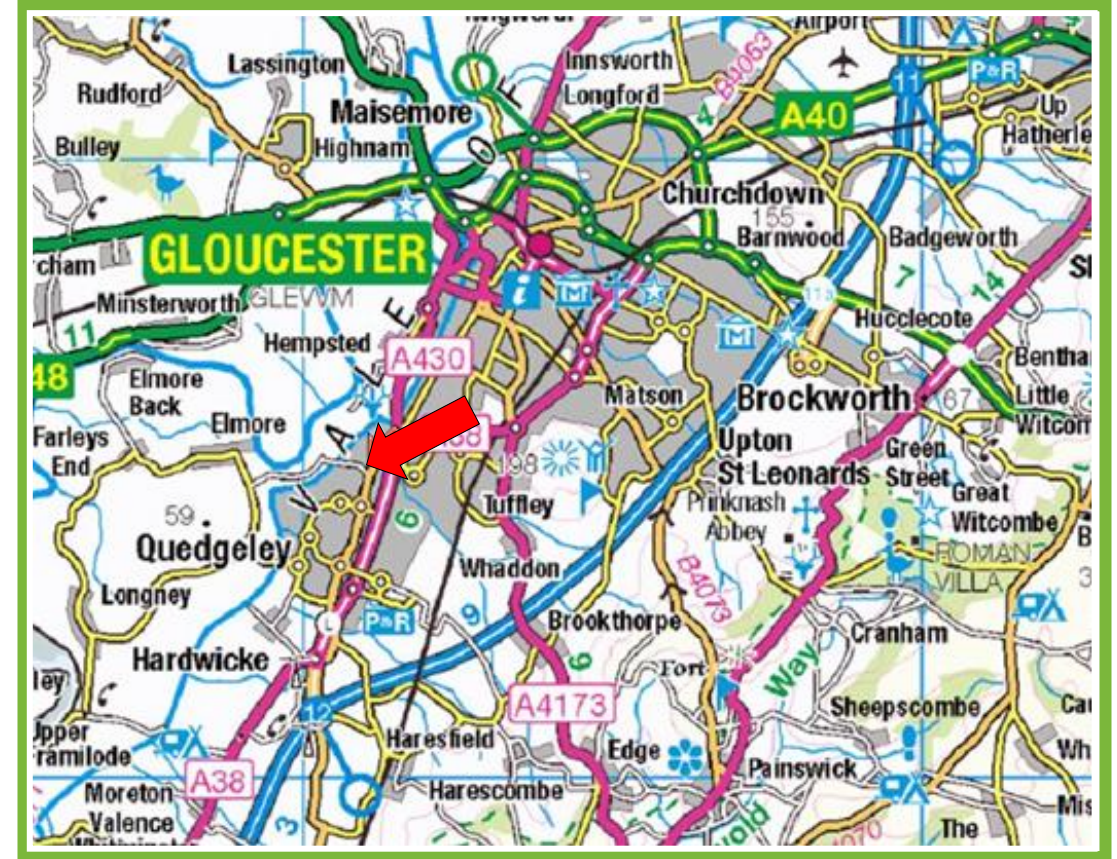
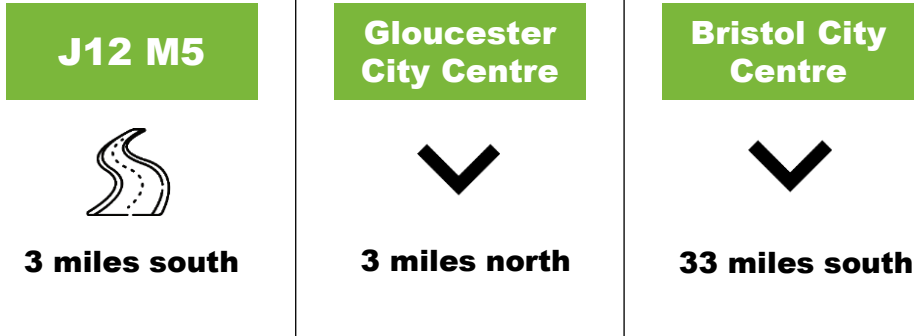


- Office Building Approximately 5,185 sq ft (481.69 sq m)
- Location close to Junction 12 of the M5
- Modern High Spec Grade A office space
- New lease or purchase options
- May sub-divide

# Location

Green Farm Business Park is located south of Gloucester City Centre, less than two miles from Junction 12 of the M5 accessed via the A38 providing excellent links to both Bristol and the north.

Quedgeley is a well-established and sought-after business location, accommodating a diverse range of office, industrial and trade occupiers, supported by a strong provision of local amenities. The area benefits from nearby retail facilities, including Quedgeley Retail Park, as well as supermarkets and a variety of food and leisure options.



# Accommodation

## Description

The property comprises a detached two storey office building constructed of block and facing brick elevations beneath a pitched slate covered roof incorporating powder coated aluminium double glazed windows.

The internal layout of both floors currently comprises of a mixture of open plan office areas and a combination of partitioned meeting rooms and offices.

The excellent internal specification includes suspended ceilings incorporating recessed lighting units and comfort cooling and heating units, raised accessed floors, male and female WCs and carpeting throughout.

Externally the building benefits from 18 car parking spaces.

## Services

We are advised that all main 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.

## Measurements (approximate net internal area)

Area	Sq ft	Sq m
Ground floor	2,558	237.64
First floor	2,627	244.05
<b>TOTAL</b>	<b>5,185</b>	<b>481.69</b>



**On-site parking**



**Recessed lighting**



**Kitchenette**



**WC facilities**



# Planning | Rates | EPC | Terms

## Business Rates

The Valuation Office website states that from April 2026, the property has a rateable value of £80,500.

Interested parties should make their own enquiries to the local billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.



## Terms

The premises is available by way of a new lease. Full details will be made available upon request.

Alternative consideration will be given to a sale of the freehold interest with vacant possession on completion.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

## Legal Costs

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

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## AML

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



# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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**AK Ref:** AJGR/N69976    **Date:** June 2026    **Subject to Contract**



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### 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.