

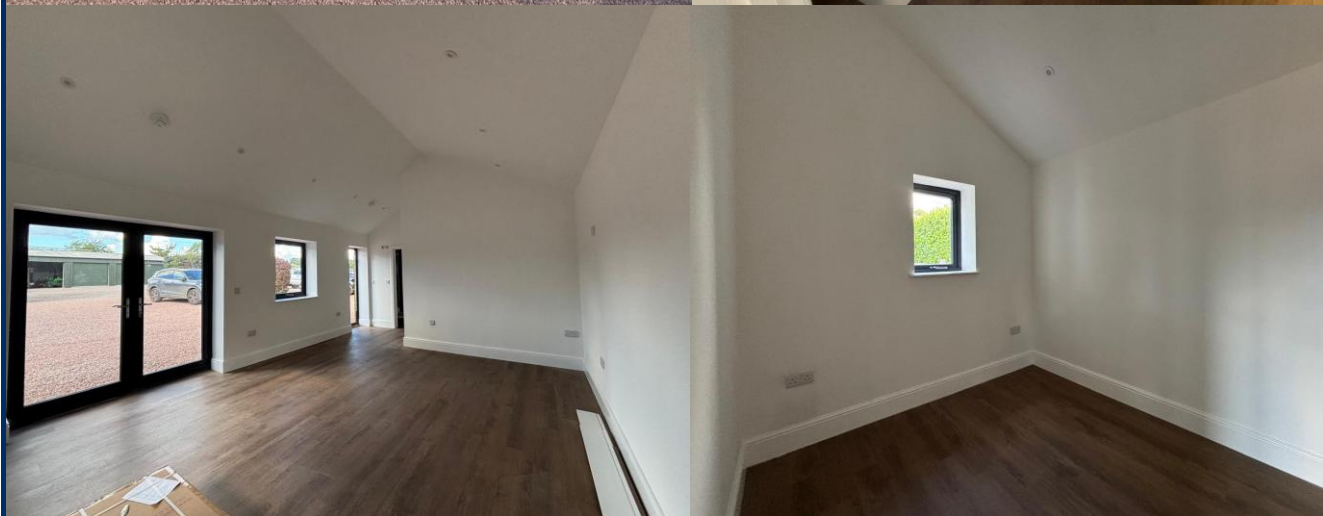
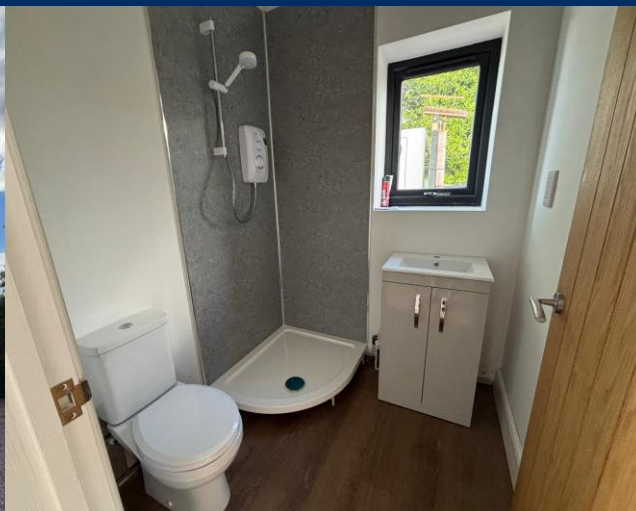


Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

OFFICE TO LET, NEWENT, GLOUCESTERSHIRE, GL18 1LQ



**WELL PRESENTED GROUND FLOOR OFFICE ACCOMMODATION
WITH EXCELLENT TRANSPORT LINKS**

- **Newly built premium office accommodation**
- **Excellent facilities**
- **Designated parking**
- **Flexible lease terms available**

RENT
£500 per calendar month

Location Well-located office accommodation available to let just outside the popular market town of Newent, within close proximity to the M50 (Junction 3) providing excellent access to Gloucester, Ross-on-Wye, and the wider motorway network.

Description The property comprises a self-contained single storey office building accompanied by a designated parking area.

The office includes a light and spacious open plan office area including a kitchenette, with an individual office/meeting room, and a shower room with WC.

Externally the property benefits from excellent onsite parking provisions with ample space associated with the use of the office building.

Accommodation The property has been measured on a net internal basis as follows:-

	Sqm	Sqft
TOTAL	37.00	398.00

Services The property benefits from mains water, mains electricity, private drainage, and electric wall mounted heaters.

Terms Available to let to suitable tenants at an asking rent of £500 per calendar month.

VAT VAT is chargeable on the rent.

Business Rates The property has not yet been assessed for Business Rates.

EPC The property has an EPC rating of B.

Legal Costs Each party is responsible for their own incurred.

Viewing By appointment with the agents:
Sunderlands
Offa House, St Peter's Square, Hereford HR1 2PQ
Tel: 01432 356 161 (Option 3)
Email: t.boulton@sunderlands.co.uk

The information in these particulars has been prepared as at 23 June 2026