

FOR SALE

Acorn House
Shab Hill
Birdlip
Gloucester
GL4 8JX

Approximately
3,426 sq ft
(318.19 sq m)

- Detached Office Building
- Strategic Semi-Rural Location
- Extensive Tarmacked Car Parking Provision
- Uninterruptable Power Supply
- EV Charging Points



Location

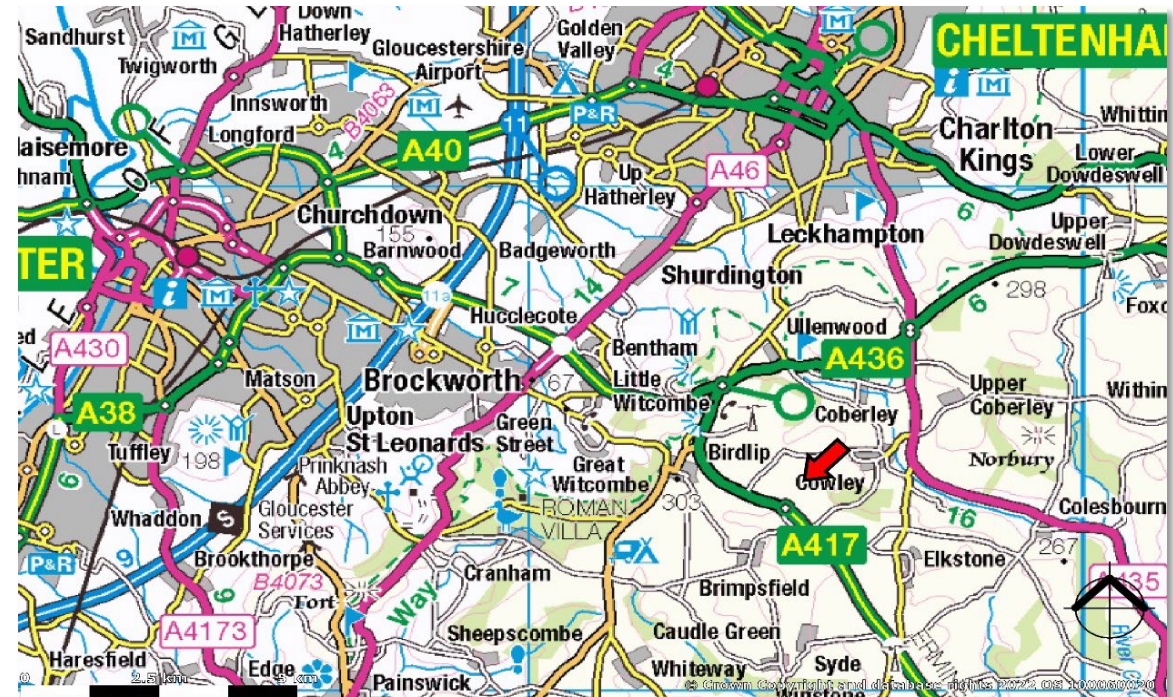
Location

Acorn House is situated on Shab Hill, a quiet rural hillside road in Birdlip, within the Cotswold district near Gloucester. The area is characterised by its semi-rural and business setting, offering attractive surroundings and convenient access to the nearby A417, which provides strong regional connectivity.

- Gloucester – approximately 8 miles to the west
- Gloucester Railway Station – approximately 9 miles west
- Cheltenham – approximately 6 miles to the north
- Cirencester – approximately 11 miles to the southeast



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Gloucester



**8 miles
west**

Cheltenham



**6 miles
north**

Cirencester



**6 miles
north**

Accommodation

Description

Situated within an accessible and attractive semi-rural business location, Acorn House comprises a two-storey detached office building with excellent car parking provisions.

The building is finished to a highly secure specification, with attractive brick elevations beneath a tiled roof, and set amongst a landscaped entrance area and further grounds and car parking to the front.

Internally, the building comprises open plan and cellular office accommodation with staff welfare facilities, including a kitchenette, WCs and shower room facilities.

Further benefits include:

- an uninterruptible power supply back up system (UPS)
- a secure server room
- multi layer building access security systems and multi point CCTV systems
- comfort cooling and heating systems
- suspended ceilings with integrated light panels
- tarmacked on site car parking with EV charging points

Services

We are advised that all main services are connected to the premises with exception of gas, but including a fuel fed tank substitute.

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 areas

Area	Sq Ft	Sq M
Ground floor	1,882	174.8
First floor	1,544	143.4
TOTAL	3,426	318.19

Detached Office



Uninterruptible Power Supplies

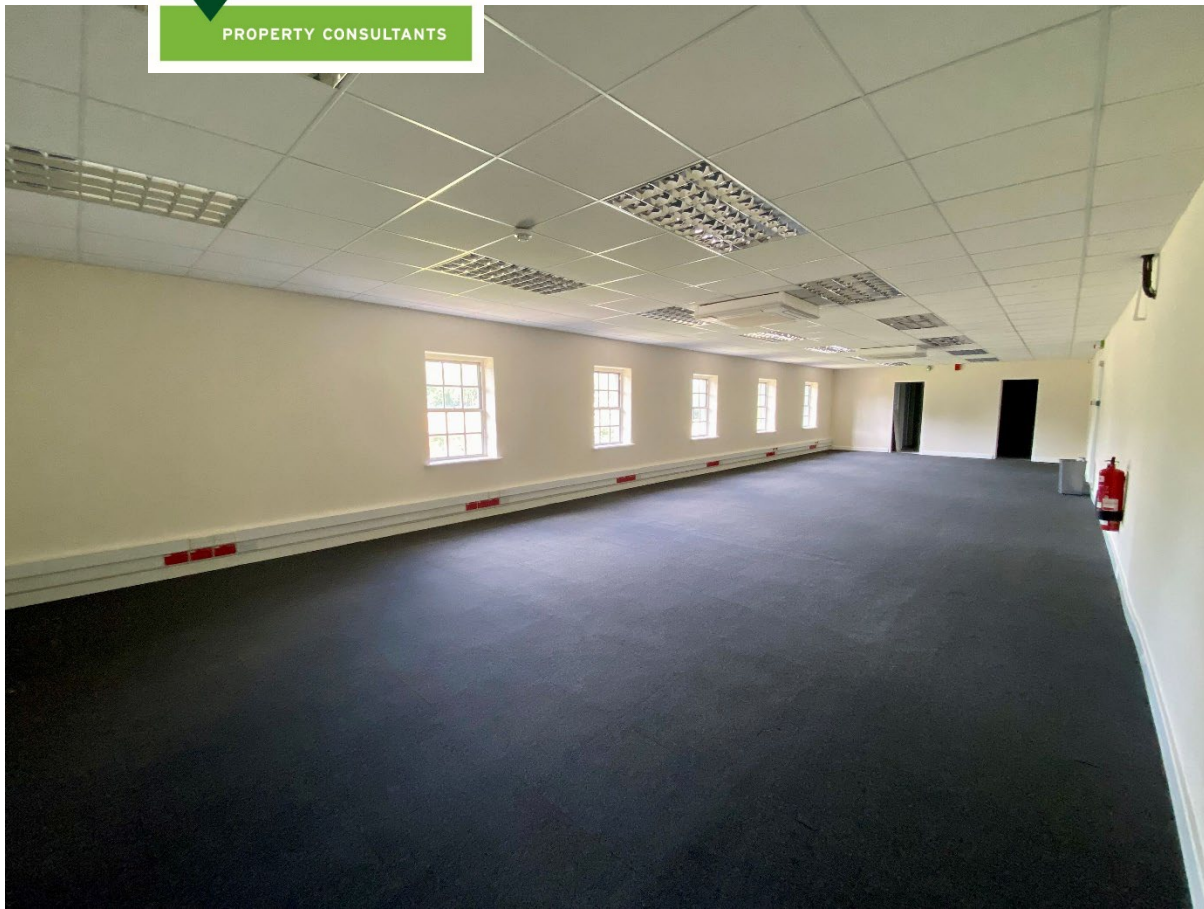


Car Parking



Electric Vehicle Charging Points





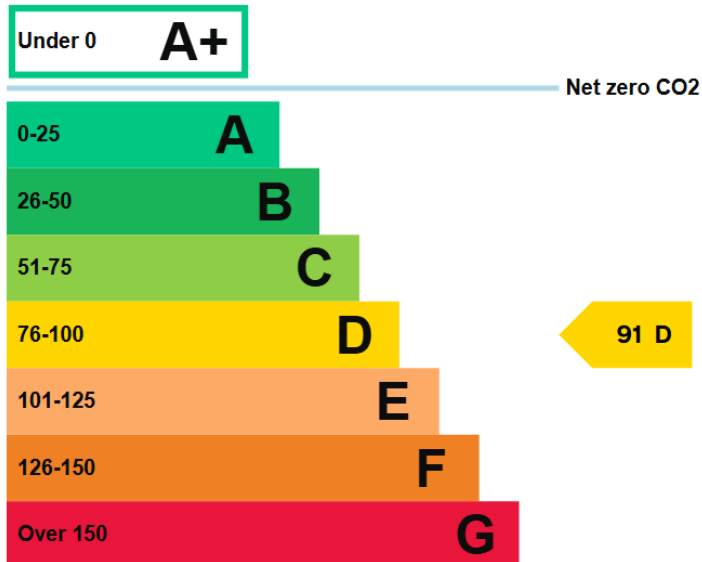
Rates | EPC | Terms | VAT | AML

Business Rates

The Valuation Office website states that from April 2026 the property has a Rateable Value of £32,000.

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



Tenancy

The property is let to Kier Highways Ltd for a period of 5 years to expire 3rd July 2028. The lease is on a full repairing and insuring basis via a service charge contribution. The lease includes tenant breaks on the 3rd and 4th anniversary of the term. The lease is excluded from the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954, Part II.

Tenure

The property is held freehold on title no GR206482.

Terms

We are instructed to invite offers for the freehold interest, subject to the occupational tenancy in place.

Price

Guide price of £625,000.

Legal Costs

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

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the sale price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

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



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 4AA
www.alderking.com



Giles Nash
01452 627135
07503 017 301
gnash@alderking.com

AK Ref: GN/102376
Date: March 2026
Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
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ASSET
RECOVERY

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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.