

# TO LET

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PROPERTY CONSULTANTS



## The Granary, Hyde Farm, Hyde Lane, Prestbury, Cheltenham GL50 4SL

- Approximately 3,526 sq ft (327.66 sq m)
- Converted Barn Comprising Office and Warehouse Accommodation
- Self-Contained Building with External Areas in a Semi Rural Location
- Situated approximately 2 miles North of Cheltenham Town Centre and Main Transport Hubs

# Location

## Location

The Granary is situated at Hyde Farm, approximately two miles north of Cheltenham and around one mile from the expanding village of Bishops Cleeve.

Set within a private and attractive rural business environment at Hyde Farm, The Granary combines the character of a traditional agricultural building with the functionality of modern commercial premises, benefiting from generous forecourt parking, loading and manoeuvring areas.

The property benefits from excellent accessibility via Junctions 10 and 11 of the M5 Motorway, and is located less than one mile from Kingsditch Trading Estate and Gallagher Retail Park.

**Cheltenham**



**2 miles**

**Bishops Cleeve**

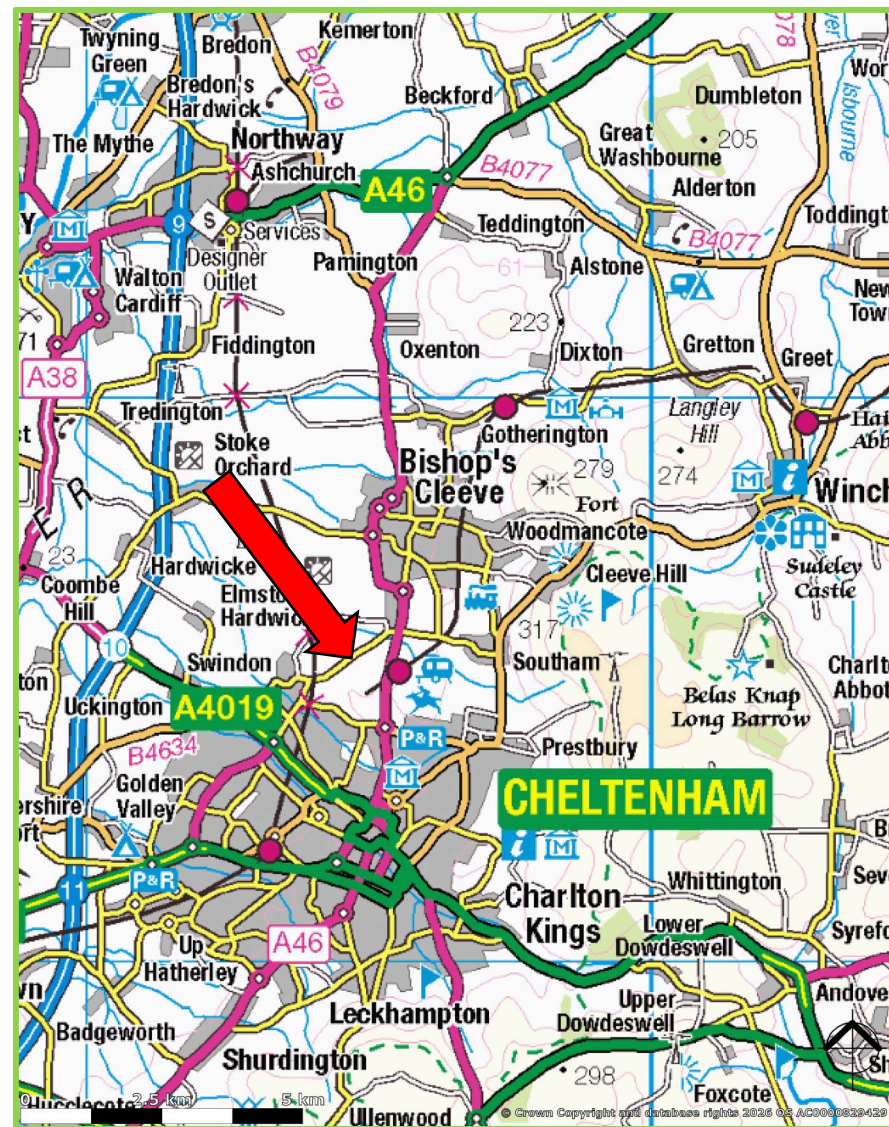


**1 mile**

**M5 J10**



**3.5 miles**



# Accommodation

## Description

The Granary is a converted former dairy building providing an attractive combination of character office and warehouse accommodation within an established rural farm complex. The property is of traditional brick and natural stone construction beneath a newly installed pitched slate roof, and has been refurbished to create high-quality business premises whilst retaining the original character.

The office accommodation is finished to a modern specification, incorporating carpeted floors, LED lighting, electric heating, perimeter trunking, painted plastered walls and attractive exposed brickwork features. Ancillary accommodation includes a kitchen/staff room together with separate male and female WC facilities.

The warehouse offers practical and flexible space with concrete flooring, exposed brickwork and blockwork walls, modern strip lighting and a substantial roller shutter loading door providing excellent loading access.

A steel-framed mezzanine level has been installed, creating additional storage or workspace, while exposed roof trusses and original structural elements reinforce the building's character. The warehouse area also benefits from glazed internal office/meeting room accommodation, an additional store area with internal roller shutter access, and direct access between the warehouse and office elements, providing a practical layout for a range of occupiers.

Externally, the property benefits from a generous concrete forecourt and yard area suitable for parking, loading and maneuvering.

The overall accommodation provides a unique blend of character, functionality and modern business space in an attractive countryside setting, suitable for a variety of office, storage and light industrial uses, subject to any necessary consents.

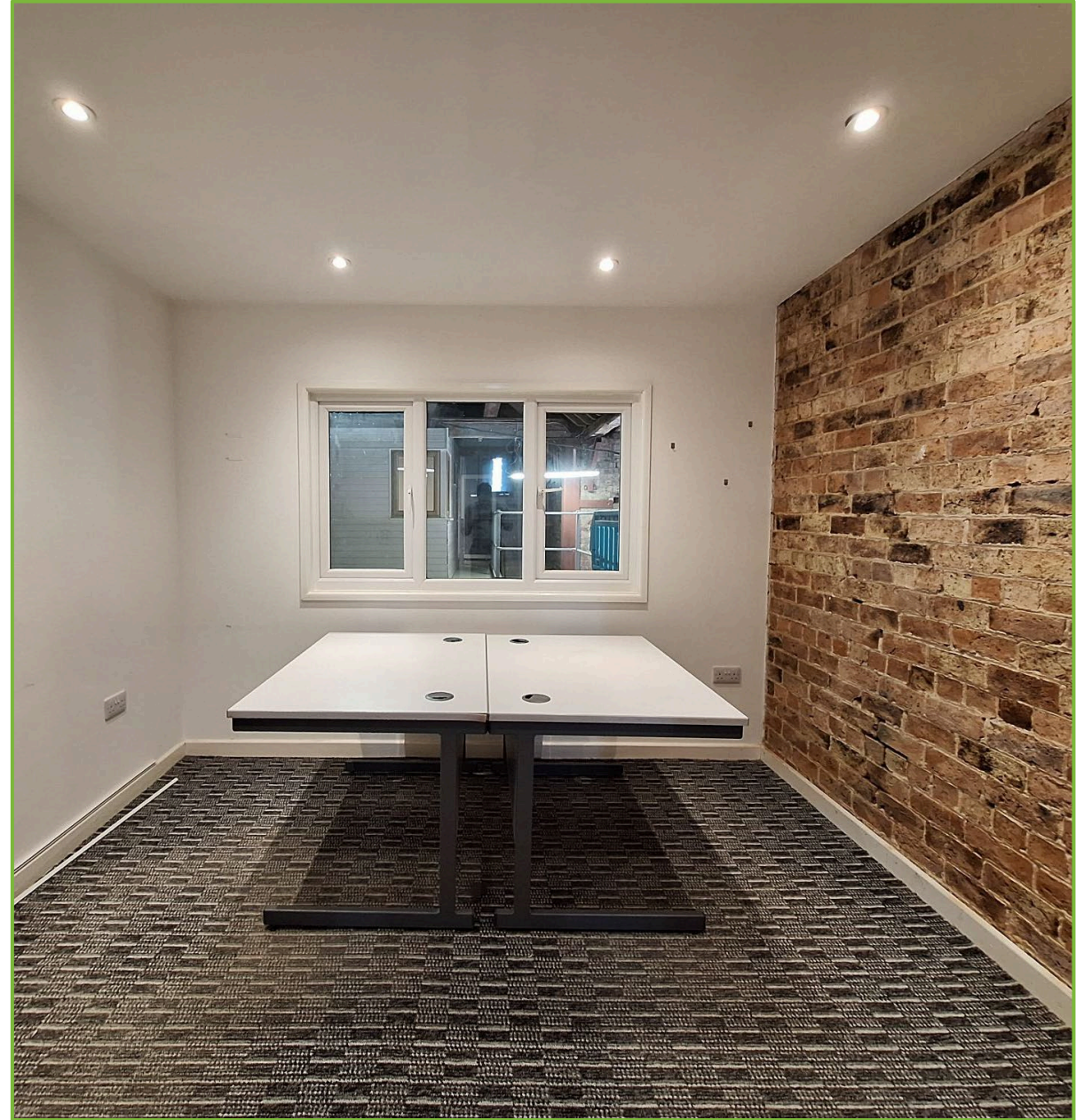


## Floor Areas

| Area         | Sq ft        | Sq m          |
|--------------|--------------|---------------|
| Offices      | 905          | 84.11         |
| Warehouse    | 1,527        | 141.88        |
| Mezzanine    | 824          | 76.57         |
| Kitchen      | 270          | 25.10         |
| <b>Total</b> | <b>3,526</b> | <b>327.66</b> |

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# Rates | EPC | Terms

## Services

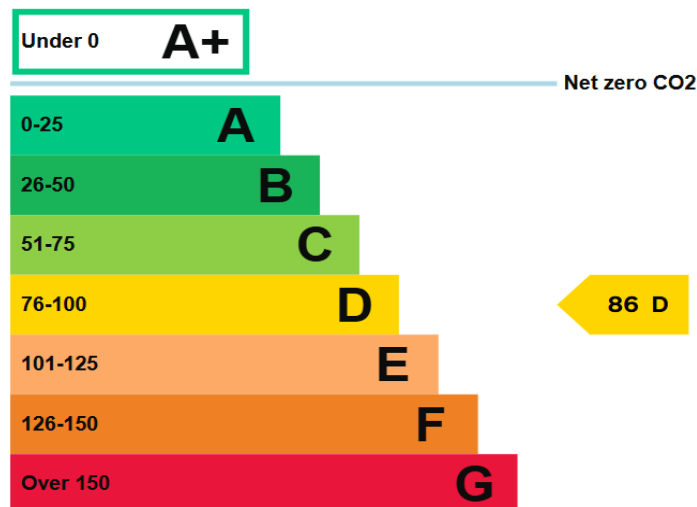
We are advised that electricity, water and drainage services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Business Rates

The Valuation Office Agency website states that from April 2026 the property has a Rateable Value of £4,000.

Interested parties should make their own enquiries to Cheltenham Borough Council 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



## Terms

The building is available on a new lease for a period of years, and on terms to be agreed, contracted outside the Landlord and Tenant Act 1954.

## Rent

£36,000 per annum exclusive.

## Legal Costs

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

## VAT

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

## AML

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

## Code for Leasing

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

# Viewing Arrangements

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



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AK Ref: GN/N102975

Date: October 2026

Subject to Contract



COMMERCIAL  
AGENCY



INVESTMENT



BUILDING  
SERVICES



PLANNING



RESIDENTIAL  
DEVELOPMENT



PROFESSIONAL  
SERVICES



MANAGEMENT  
SERVICES



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.