

1411 Charlton Court

First Floor, 1411 Charlton Court, Gloucester Business Park,
Gloucester, GL3 4AE



To Let | *High Quality Office Accommodation* 2,627 sq ft (244.11 sq m)

Description

The property comprises a modern semi-detached office building of brick construction under a traditional pitched roof with tile covering. The first floor office suite provides a general open plan area with 5 individually partitioned offices and a kitchen. Externally, the property is set within an attractive landscaped business park and the demise has 10 allocated car parking spaces.

The accommodation is finished to a high specification to include the following:

- Fully raised accessed floors
- Suspended ceilings with LG3 compliant lighting
- Gas fired central heating
- Metal frame double glazed windows
- Male, female and disabled w.c. facilities
- Lift access

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Location

Gloucester Business Park is located almost midway between Gloucester and Cheltenham, with its own link road to Junction 11A of the M5 motorway. It is circa 4 miles from Gloucester and 6 miles from Cheltenham and adjoins the A417 dual carriageway trunk road to Swindon. The M4 motorway is approximately 30 miles away. The subject property is situated in Charlton Court, in the business sector at the west of the park.

Local amenities include Tesco, Costa, Brewers Fayre and Virgin Active Gym.

Accommodation

Approximate Net Internal Area 244.11 sq m (2,627 sq ft).

Terms

The Property is offered by way of a new sublease for a term to be agreed.

Rent

The current passing rent is £15.71 per sq ft.

Service Charge

A service charge will be levied to cover the costs associated with the common parts of the building and Business Park. Further information is available upon request.

Rates

The property will need to be reassessed for rating purposes. Further information is available from the agents upon request.

EPC

The property has an EPC rating of D-84. Certificate Ref No: 9535-3041-0379-0901-2891.

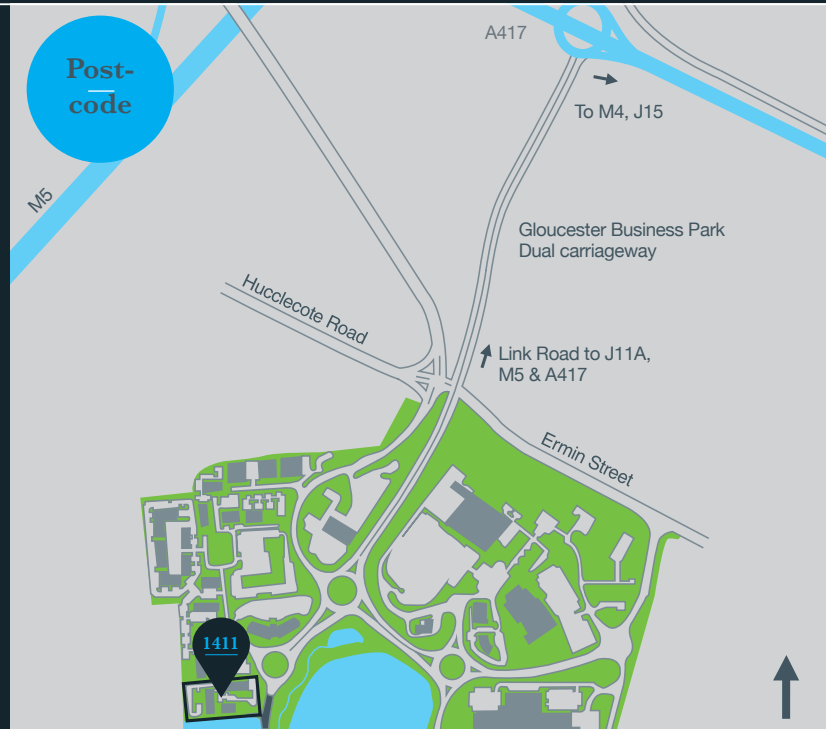
VAT

All prices quoted are excluding but may be liable to VAT.

Legal costs

Each party to be responsible for their own legal costs involved in this transaction.

The Agent for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Agent has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Designed by 90degrees. November 2016.



Viewings

For viewings or further information please contact the agent:

GVA

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