

OFFICE BUILDING TO LET

Gloucester

alder king

PROPERTY CONSULTANTS



THREE STOREY OFFICE BUILDING

**5 Pullman Court
Great Western Road
Gloucester
GL1 3ND**

**2,987 sq ft
(277.49 sq m) net approx.**

- End of terrace building
- Allocated parking
- New lease available
- Close proximity to Gloucester City Centre
- 13 allocated car parking spaces

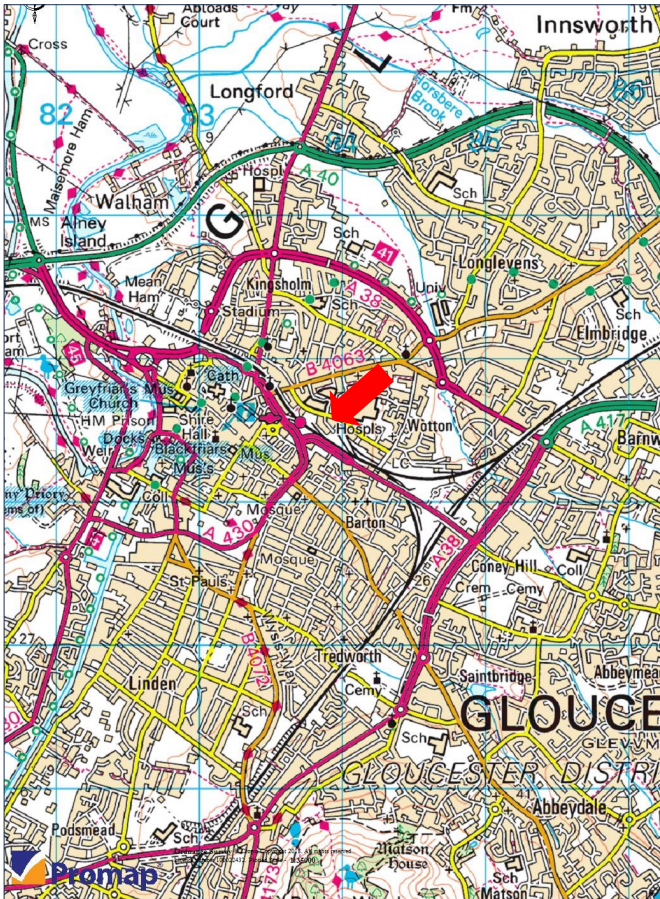


5 Pullman Court, Great Western Road, Gloucester GL1 3ND

Location

Pullman Court is situated on Great Western Road, conveniently located within Gloucester City Centre and within close proximity to Gloucester Railway Station. The Gloucestershire Royal Hospital main site is located on the opposite side of Great Western Road.

Great Western Road links to London Road and to Horton Road. Junction 11A of the M5 is within approximately 4 miles, and Junction 11 is approximately 5 miles.



Description

The property comprises an end of terrace, three storey purpose built office building of brick elevations under pitched tiled roof.

The specification includes a gas fired central heating system, carpeting and suspended ceilings with recessed lighting. There are WCs on each floor and allocated parking within Pullman Court.

Accommodation

All measurements are approximate Net Internal Areas.

Area	Sq ft	Sq m
Ground floor	1,003	93.18
First floor	994	92.34
Second floor	990	91.97
TOTAL	2,987	277.49

Services

We are advised that all main services are connected to the premises and 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.

Lease

The property is available by way of a new full repairing and insuring lease to be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

Title

We confirm that we have not had sight of the title documentation for the property and interested parties/their legal advisors should rely on their own investigations.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rent

£37,500 per annum exclusive.

Business Rates

The Valuation Office website states that the property has an assessment for Business Rates of £24,000. 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

The property will require an EPC assessment.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

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Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

VAT

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

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

Viewing Arrangements

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

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