

TO LET

HIGH QUALITY OFFICE

1,081 SQ FT (100.43 SQ M)



21, The Steadings Business Centre, Maisemore, Gloucester, GL2 8EY
5 minutes to Gloucester City Centre | Generous Parking | Exclusive Access



LOCATION

Steadings Business Centre is located in the village of Maisemore approximately 2 miles to the west of Gloucester City Centre via the A417 and A40.

This location offers convenient access to Gloucester City Centre and to the motorway network at either the M50 or M5.

DESCRIPTION

The Steadings offers a total of 30 office units created from 18th, 19th and 20th Century Farm buildings.

- Unit 21 is a self contained unit within the "Dutch Barn".
- A mixture of open plan and cellular offices over ground and first floor.
- Excellent natural light
- Kitchen & 2 WCs
- Generous parking
- High speed internet is available throughout the site
- Heating via an effective Biomass Boiler offering significant savings on heating costs. Heating is included within the service charge.

SERVICES

Water, drainage and electricity are connected to the property.

Heating is provided through an effective environmental waste timber fuelled boiler serving the whole site.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

RATING

The 2023 Rating list shows the property is described as 'Offices and Premises' with a Rateable Value of £10,750.

1st April 2026 the rateable value will be £11,750.

QUOTING TERMS

The property is available by way of a new Full Repairing And Insuring lease for a negotiable term of years.

QUOTING RENTAL

£17,250 per annum

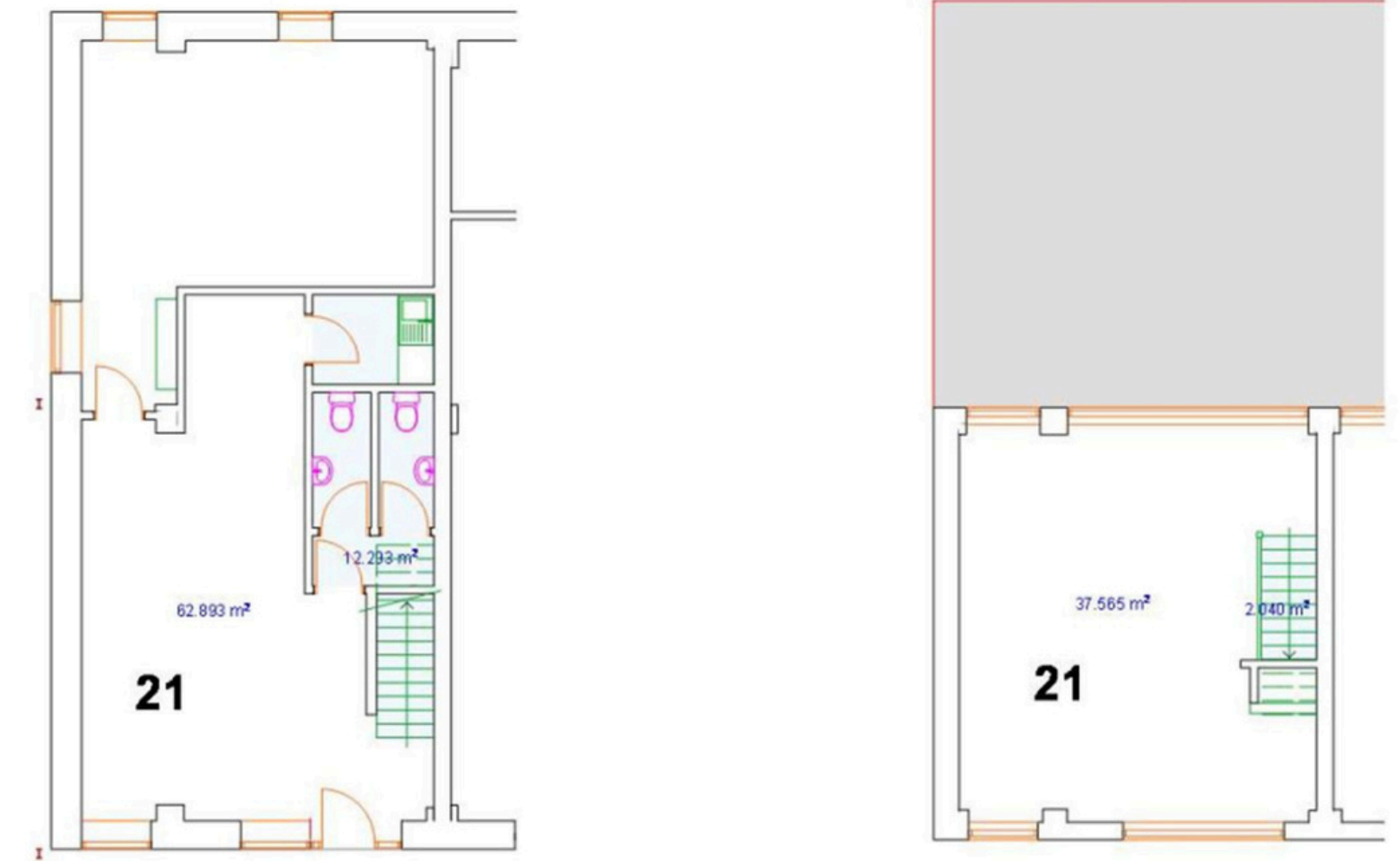
A site service charge is also Levied.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VAT

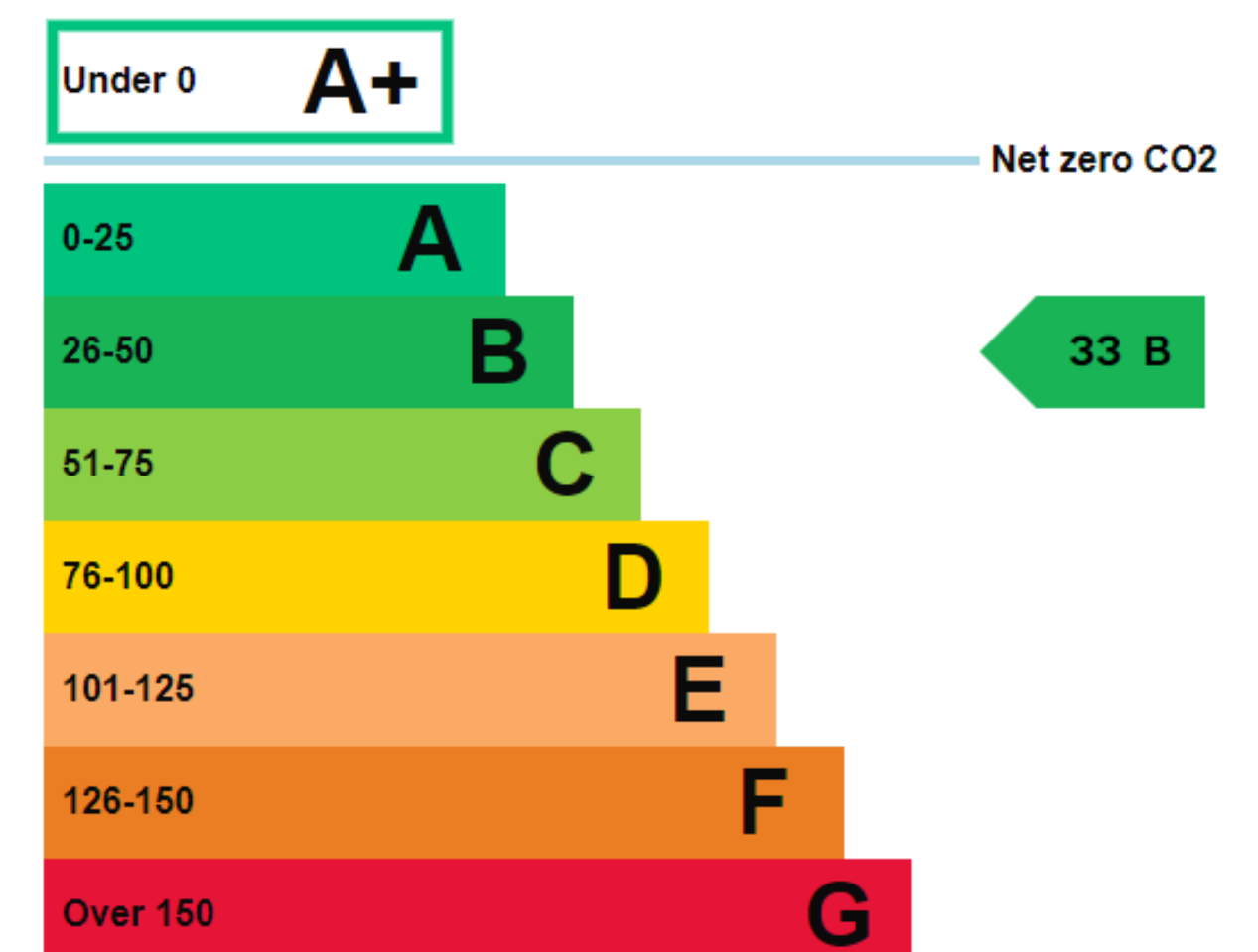
VAT is not chargeable on the rental.



EPC

Energy rating and score

This property's energy rating is B.





**Kurt
Wyman**
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
WYMAN SURVEYORS**

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