

TO LET

MODERN OFFICE ACCOMMODATION

967 SQ FT (89.83 SQ M)

**Kurt
Wyman**

Surveyors & Property Agents



Ground Floor Office, Unit 2, Ambrose House, Meteor Court, Barnett Way, Glos. GL4 3GG

Close to Junction 12 M5 Motorway | Car Parking | Ground Floor Suite



LOCATION

Meteor court is located off Barnett Way in Barnwood.

The popular business park is well located off the A417 and close to the City's outer ring roads.

Junction 11A of the M5 Motorway is circa 2 miles. The Gloucester bypass provides convenient access to Cheltenham via the A40 and also the Forest of Dean to the west.

DESCRIPTION

A modern and well appointed ground floor office suite within a three storey purpose built office building.

The main features include:-

- Predominantly open plan
- Two Meeting rooms/Offices installed (potential to reconfigure)
- Underfloor mounted boxes for telecoms
- Modern kitchenette with base and wall units
- Polyester powder-coated double glazed aluminium windows
- Four allocated car parking spaces
- LED lighting throughout



KEY INFORMATION

RATING

The 2023 Rating list shows the property is described as 'Offices and Premises' with a Rateable Value of £12,500.

Projected April 2026 Rateable Value £14,750

SERVICE CHARGE

A service charge will be levied to cover the upkeep and maintenance of the common parts of the estate and building (further details from marketing agents).

QUOTING TERMS

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

QUOTING RENTAL

£15,500 per annum.

LEGAL COSTS

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

VAT

All figures are quoted exclusive of VAT.

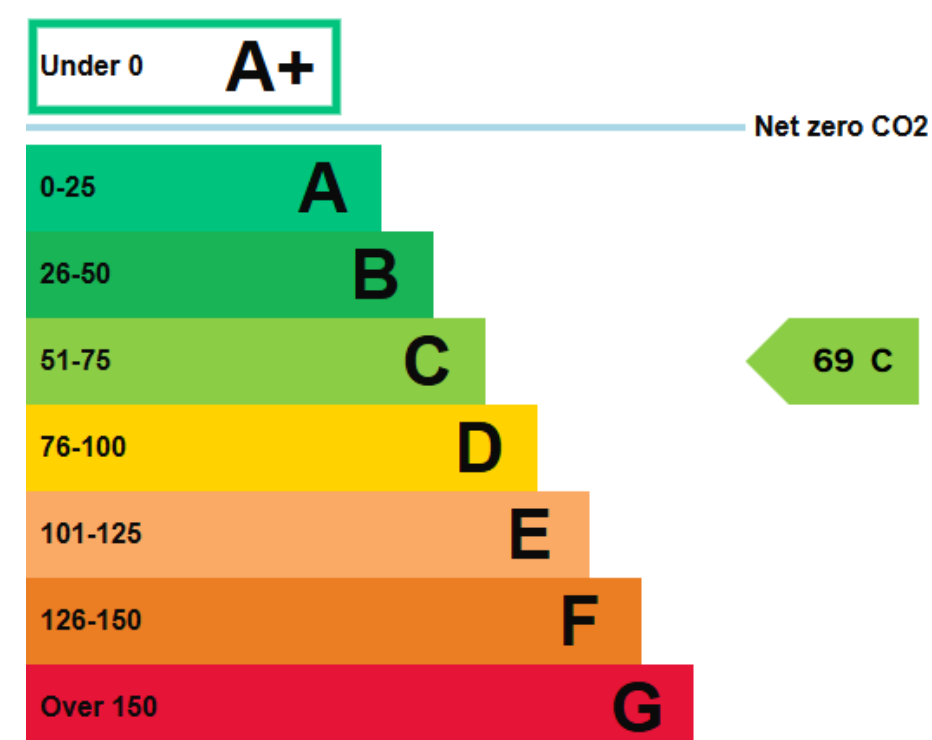
SERVICES

Water, drainage and electricity are connected to the property.

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

ENERGY PERFORMANCE CERTIFICATE RATING (EPC)

The building has C - 69



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

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website www.kurtwymansurveyors.co.uk

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