

## Preliminary Marketing Details - Offices to Let

### Epsilon House, The Square, Gloucester Business Park, GL3 4AD

**1st Floor offices : 4,929 sq ft (458 sq m) with 21 Parking Spaces**



#### Location - GL3 4AD

Gloucester Business Park is located between Gloucester and Cheltenham, sitting alongside the M5 there is easy access to the Midlands, Wales, South West and South East.

The building is located in the core of Gloucester Business Park which is Gloucester's premier office location which benefits from numerous retail and leisure facilities.

#### Description

Epsilon House provides modern office accommodation within a self contained two storey detached building well suited to a variety of office occupiers. The 1st floor suite will be available by February 2020 to the following specification:

- VRF Air conditioning & raised access floors.
- New redecoration and carpeting throughout.
- Suspended ceilings with inset LG3 lighting.
- Male & female WCs.
- 21 Parking spaces.
- DDA compliant lift with access to first floor.

#### Office Availability

Floor	Area (Sq ft)	Area (Sq M)	Parking
1st Floor	4,929 sq ft	457.9 sq m	21

#### Viewing & Further Information

**Harry Allen**

Office Agency

HRallen@savills.com

0117 910 2356

**savills.co.uk**

**Sam Williams**

Office Agency

sam.j.williams@savills.com

0117 910 0310

#### Tenure

The office is available to lease directly from the Landlord on New Full Repairing & Insuring lease by way of a service charge, contracted outside the Landlord and Tenant Act 1954.

#### Quoting Rent & Service Charge

Upon Application.

#### Business Rates

1st Floor Rateable Value: £62,000

Rates payable 2019/ 2020: £30,814 (£6.25 per sq ft)

**Use** - B1 Offices.

**EPC** - D80

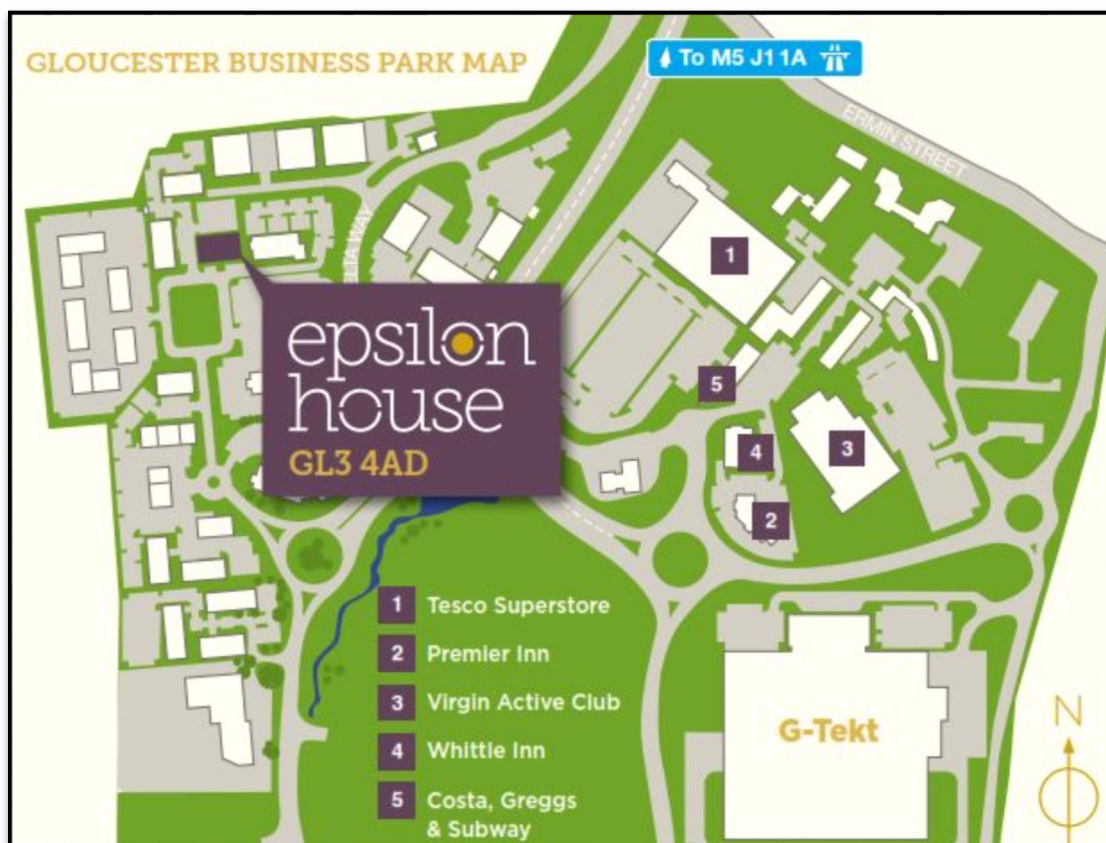
#### VAT

The property is elected for VAT, which will be payable on the rent and service charge at the prevailing rate.

#### Legal Costs

Each party to bear their own legal fees incurred in the transaction.

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#### Important Notice

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September 2019

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