

Ley Court

GLOUCESTER GL4 3RT

OFFICES TO LET

3,621ft², 4,415ft² or 8,036ft²



Modern suites with competitive and flexible lease terms



MAPELEY ESTATES – GLOUCESTER DEAL NEW 4 YEAR LEASE

	1ST FLOOR	2ND FLOOR
Space	4,415 ft ² (410m ²)	3,621 ft ² (336 m ²)
Annual Rent	£44,150 (£10.00 per sq ft)	£36,210 (£10.00 per sq ft)
Tenant Incentive	6 months rent free (worth £22,075)	6 months rent free (worth £18,105)

Subject to contract

Ley Court

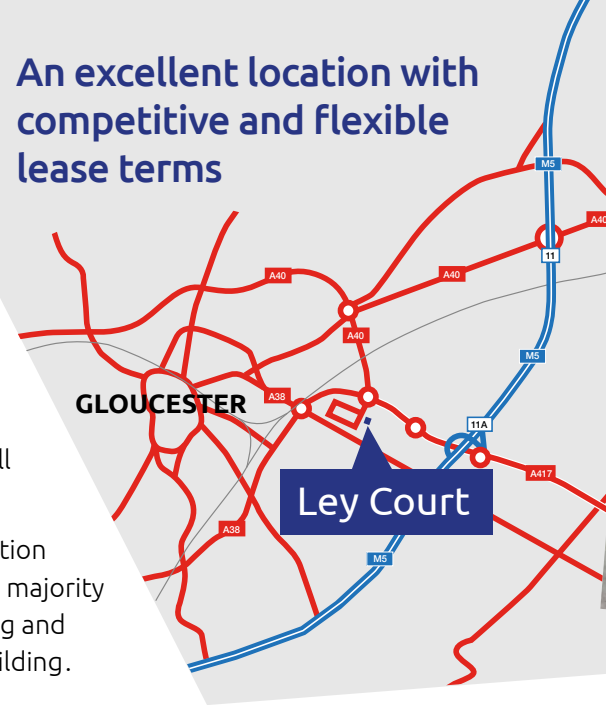
GLOUCESTER GL4 3RT

Ley Court provides modern, open-plan offices with suites available of 3,621ft², 4,415ft² and 8,036ft².

Situated in a prominent position only 1.6 miles west from junction 11a of the M5 motorway, and minutes from Gloucester city centre, Ley Court is well located on the popular Barnwood Business Park, just off the A417.

Accommodation: The floors are accessed from a shared ground floor reception with the benefit of a passenger lift serving all floors. The accommodation is majority open plan with perimeter trunking, suspended ceilings with recessed lighting and double glazed windows. There are male and female WC's available in the building.

An excellent location with competitive and flexible lease terms



Nearby occupiers include:



ACCOMMODATION	sq ft	sq m
2nd Floor	3,621	336
1st Floor	4,415	410
TOTAL	8,036	746

Parking: 29 parking spaces are available with the two office suites providing an excellent parking ratio of 1:277 sq ft.

EPC: EPC - c

Viewing: For further information or to make an appointment to view, please contact the agents:



Christopher Meredith
0117 910 2216
cmeredith@savills.com

Harry Allen
0117 910 2356
hrallen@savills.com



Tessa Newton
01452 880 176
tessa.newton@brutonknowles.co.uk

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