



TO LET

GLoucester – 4th FLOOR, LLANTHONY WAREHOUSE, GLoucester DOCKS GL1 2EH



- Open plan offices situated in Gloucester Docks.
- The suite is to be refurbished.
- Benefits include kitchen facilities and passenger lift access.
- Available by way of a new lease for a term to be agreed.
- 10 allocated car parking spaces.
- Total area 505.27 sq m (5,439 sq ft).

COMMERCIAL AGENCY | LEASE CONSULTANCY | PROPERTY MANAGEMENT



LOCATION

The property is situated in the centre of the Gloucester Docks basin in close proximity to Gloucester Quays Designer Outlet, The Soldiers of Gloucestershire Museum, Regus Offices and a range of leisure and restaurant outlets.

Gloucester is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5 and Junction 15 of the M4 at Swindon. The link to the M4 is via the A417/A419 trunk road.

DESCRIPTION

Llanthony Warehouse was built in 1873 of brick with a slate roof, wooden floors, and cast-iron columns. In 1988 it was transformed into the Waterways Museum on the lower 3 floors with office space above. The accommodation currently available is situated on the 4th floor and comprises primarily open plan office space. A central core provides a communal area, passenger lift and WCs facilities. The floor is self-contained with 2 entrances and its own separate kitchen facilities.

The floor is offered with 10 parking spaces; further spaces may be available at an additional cost.

The property has EPC Rating of C-61.

ACCOMMODATION

(Approximate Net Internal area)

505.27 sq m (5,442 sq ft).

PLANNING

Office use.

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.
6. Occupiers are advised to make their own enquiries of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

RATES

The assessment currently appearing in the Valuation List is as follows:

Rateable value: £43,250
Rate in £ 2021/2022: 0.499

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

TERMS

The suite is offered by way of a new lease for a term to be agreed.

RENT

The rent to be based on £10 per sq ft per annum.

SERVICE CHARGE

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

VAT

The property is elected for VAT.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

VIEWING

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ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084. Registered office: 10 Pullman Court, Great Western Road, Gloucester GL1 3ND.