



## TO LET

GLOUCESTER – 4<sup>TH</sup> 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.

## 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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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 enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

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