

TO LET (SALE OF WHOLE BUILDING CONSIDERED)

GLOUCESTER – FIRST FLOOR, 1141 REGENT COURT, GLOUCESTER
BUSINESS PARK, GL3 4AD



- High quality office accommodation on one of Gloucestershire's premier Business Parks.
- Within 1 mile of Junction 11a of the M5.
- Benefits include: air conditioning, raised floors, lift and 9 allocated parking spaces.
- 187.29 sq m (2,016 sq ft).

LOCATION

Gloucester Business Park is located almost midway between Gloucester and Cheltenham, with its own link road to Junction 11A of the M5 motorway. It is approximately 4 miles from Gloucester, 6 miles from Cheltenham and adjoins the A417 dual carriageway trunk road to Swindon, M4 Motorway being approximately 30 miles away. The subject property is situated in Regent Court, in the business sector at the west of the park.

DESCRIPTION

The property comprises a modern semi-detached office buildings of brick construction under a traditional pitched roof with tile covering. The available suite is situated on the first floor and has been finished to a high specification including:

- Fully raised accessed floors
- Air conditioning
- Lift access
- Suspended ceilings with LG3 compliant lighting
- Gas fired central heating
- Metal framed double glazed windows
- Male, female and disabled WC facilities

The property is set within an attractive landscaped area and benefits from allocated parking.

ACCOMMODATION

(Approximate net internal area)

First floor – 187.29 sq m (2,016 sq ft).

TERMS

The first floor is offered by way of a new full repairing lease for a term to be agreed or consideration will be given to the sale of the freehold interest.

PLANNING

Office use only.

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 & Co 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 are as follows:

Rateable Value	£30,000
Rate in £ 2019/2020:	0.491

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

RENT

£38,250 per annum exclusive.

SERVICE CHARGE

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas. Further information available from agents upon request.

VAT

The property is elected for VAT.

LEGAL COSTS

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

EPC

The property has an Energy Performance rating of C-55. Certificate Ref. No. 0882-0837-0259-7894-3006.

VIEWING

Simon McKeag sjm@ashproperty.co.uk
Harry Pontifex hjp@ashproperty.co.uk

01452 300433 or 01242 237274

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.