



FOR SALE or TO LET



# Unit C2 Spinnaker House

**Refurbished self-contained office building with 4 allocated parking spaces situated just off Hempsted Lane. Available to buy or let.**

## Location

Unit C2 is located on Spinnaker Road, just off Hempsted Lane, approximately a mile to the southwest of the City Centre, which has recently been upgraded to form part of Gloucester's southwestern bypass. The bypass provides good access to the west of the city via the A40, to the south of the City towards the Quedgeley bypass (A38) and to the inner ring road, Trier Way, via a bridge over the Gloucester Sharpness Canal.

## Description

The property comprises a two-storey office building of traditional construction with facing brickwork to full storey height, resting under a pitched tiled roof.

The ground floor is open plan and there are further offices on the first floor.

Each floor is self-contained with a kitchen and WC facilities and benefits from the following:

- Suspended ceiling with inset LED lighting
- New uPVC double glazed windows
- Laminate or carpet flooring throughout
- EPC Rating of D-88.

The property has allocated parking in the communal car park.

## Accommodation

Approximate net internal floor areas.

Ground Floor	54.2 sq m	(583 sq ft)
First Floor	53.2 sq m	(573 sq ft)
<b>Total</b>	<b>109.2 sq m</b>	<b>(1,156 sq ft)</b>

## Rates

The entry appearing on the Valuation Office website is as follows:

Rateable Value:	£10,250
Rate in the £ 2023/2024:	0.499

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

## Planning

Offices within Class E of the Use Classes Order 1987.

## Terms

The property is available to buy by way of a long lease or let for a term to be agreed.

Rent	Price
£12,000 pax	£175,000

## Service Charge

A charge may be levied to cover the costs associated with the upkeep and maintenance of the communal areas.

## VAT

The property is elected for VAT.

## Legal Costs

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





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# Request a viewing

For further information or to request a viewing, please get in touch

## Key contacts



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