



## **TO LET**

225 TO 396 SQ FT  
(20.90 TO 36.79 SQ M)

**£585 - £1,000 PER MONTH**

**LUXURIOUS OFFICES  
SUITES IN RURAL  
LOCATION**

- QUALITY REFURBISHED BUILDINGS AND NEW BUILDS
- CLOSE TO JUNCTION 13 M5 MOTORWAY
- ULTRAFAST BROADBAND

## Summary

Available Size	225 to 396 sq ft
Rent	£585 - £1,000 per month
EPC Rating	Upon enquiry

## Location

Westend Courtyard is located on the eastern side of Grove Lane, Westend, approximately 1 mile from its junction with the A38 and ½ mile from the junction with the A419. The property lies approximately 2 miles from Stonehouse and 7 miles from Gloucester with Junction 13 of the M5 Motorway only 1 mile. The location offers a pleasant working environment and quiet, attractive surroundings.

## Description

A quality development comprising of luxurious office suites, a sympathetic combination of refurbished buildings and new build. High grade office suites ideal for professional businesses.

All offices are finished to a high specification to include ultrafast broadband, comfort cooling, kitchenette, WC facilities, carpeting, blinds, and generous car parking.

## RATINGS

The tenant is responsible for any rates due, most businesses should qualify for 100% small business rate relief.

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

## SERVICES

All mains services are connected or available.

## TERMS

The suites are offered by way of new internal repairing and insuring Lease for a term to be negotiated. All rentals exclude Business Rates, telecoms and electricity charges.

## SERVICE CHARGE

The listed rental figures include the service charge to cover the costs of items such as maintaining the common parts, drainage and pipework, normal office waste disposal, electricity to common areas, CCTV camera operation, landscaping and buildings insurance.

## EPC

The various suites have EPC Certificates, and these are available upon request.

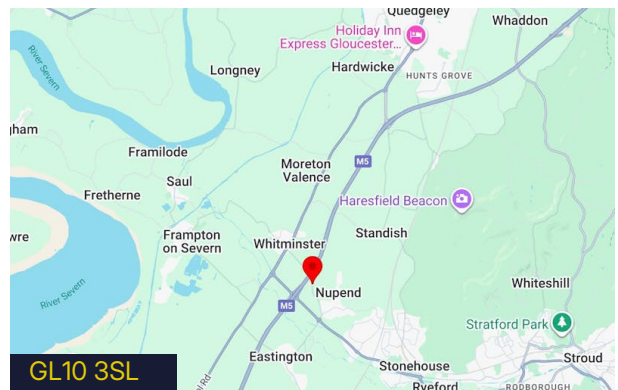
## COSTS

Each party will be liable for their own legal costs of the transaction.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Suite - Suite J	225	20.90
1st - Suite 24	316	29.36
Suite - Suite B	295	27.41
Suite - Suite M	396	36.79
<b>Total</b>	<b>1,232</b>	<b>114.46</b>



## Viewing & Further Information



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