

TO LET

Offices - 402 sq ft (37.33 sq m)



5 Storey Period Property in tree lined square.

Ground Floor Office Suite

Car Parking

Vacant

17 Brunswick Square, Gloucester, GL1 1UG

01452 380064

LOCATION

The property is located on the historic Brunswick Square on the Southern edge of Gloucester City Centre. Set within a popular mixed use area skirting the city's main retail area the square offers easy access to both the historic town centre and the popular Gloucester Quays and Docks.



DESCRIPTION

A five storey mid terrace period property of rendered brickwork to the elevations under a pitched roof.

There is off road parking at the rear of the property. (2 spaces are allocated for the available suite)

The property retains much of its period character and is currently arranged as a number of offices in a variety of sizes over all floors.

The building has a kitchen installed and separate Ladies and Gents WCs.



KEY INFORMATION

Services

Mains water, drainage, gas and electricity are connected to the property. Heating is via a communal 'wet' radiator system.

NOTE: None of the services have been tested by Kurt Wyman Surveyors.

EPC Rating

N/A - Listed building

Business Rates

The 2017 Rating List shows the property is assessed as Offices and Premises with a rateable value of £3,800

Service Charge

A charge will be levied to cover the upkeep and maintenance of the common parts of the estate and building. Also to include electricity and heating (further details from the marketing agents).

Quoting Terms

The property is available by way of a new Full Repairing and Insuring Lease for a negotiable term of years.

Quoting Rental

£5,000 per annum exclusive to be paid quarterly in advance.

Legal Costs

Each party will be responsible for their own legal fees involved in the letting.

VAT

VAT is not chargeable on the Rental.

**All viewings by prior appointment with
Kurt Wyman Surveyors:**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



rightmove 

Disclaimer:

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