

TO LET

Office - 967 sq ft (89.83 sq m)



Open Plan office suite

Popular Business Park location with excellent road links

Dedicated car parking

Available for immediate occupation

Ground Floor Office, Unit 2, Ambrose House, Meteor Court, Barnett Way, Gloucester, GL4 3GG

01452 380064

LOCATION

Meteor court is located off Barnett Way in Barnwood.

The popular business park is well located off the A417 and close to the City's outer ring roads.

Junction 11A of the M5 Motorway is circa 2 miles.

The Gloucester bypass provides convenient access to Cheltenham via the A40 and also the Forest of Dean to the west.



DESCRIPTION

A modern and well appointed ground floor office suite within a three storey purpose built office building.

The main features include:-

- Predominantly open plan
- Meeting room installed
- Underfloor mounted boxes for telecoms
- Stylish and contemporary kitchenette with base and wall units
- Polyester powder-coated double glazed aluminium windows
- Four dedicated car parking spaces
- Suspended tiled ceilings with inset lighting

The property has a floor area of 967 sq. ft (89.83 sq. m) measured on a net internal floor area basis.

KEY INFORMATION

Services

Mains water, drainage 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

The property has an EPC rating of C-69.

Business Rates

The 2017 Rating List shows the property is assessed as Offices and Premises with a rateable value of £11,000.

Service Charge

A charge will be levied to cover the upkeep and maintenance of the common parts of the estate and building (further details from 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

£13,100 per annum exclusive to be paid quarterly in advance.

Legal Costs

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

VAT

All prices are quoted exclusive of VAT.



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

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



rightmove 

Disclaimer:

These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

**Please Contact us for Further Information
on our OTHER SERVICES:**

Sales & Lettings

Rent Review & Lease Renewal

Consultancy

Development

Investment

Valuations

Property Searches

Acquisition Advice

Property Management