

# TO LET

Offices—1,860 sq ft (172.86 sq m)



**Self-contained**

**Detached Building**

**Parking**

**New Lease available**

**Former Custom House, Sharpness Docks, Sharpness, Gloucestershire**

**01452 380064**

## LOCATION

Sharpness Docks are situated adjacent to the river Severn in Gloucestershire and at the end of the Gloucester to Sharpness Ship Canal.

The Docks remain very much a working port and receive ships from around the world. Accordingly the area remains popular with commercial property occupiers.

The Docks are situated at the far end of the B4066 linking directly to the A38 Bristol Road. Junction 13 and 14 of the M5 Motorway are approximately a 10 minute drive time.



## DESCRIPTION

A detached single storey building of facing brickwork to the elevations under a flat roof. Internally the main office area has been subdivided to form 3 separate working/office areas, however this could be opened out to a more open plan format.

Ladies & Gents W.C.'S, a kitchen and shower room are installed.

The building benefits from a Quayside location and externally there are lawned areas and demised car parking.

The property has a floor area of approximately 1,860 sq ft (172.86 sq m) measured on a gross internal floor area basis.

## KEY INFORMATION

### Services

Mains water, drainage, gas and electricity are connected to the property.

Heating is via a gas fired boiler and traditional 'wet' radiator system.

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

### EPC Rating

The property has an EPC rating of D83. A copy of the certificate is available upon request.

### Business Rates

The property is described as 'offices and premises' with a rateable value of £7,700

### Service Charge

A charge is made to cover the upkeep and maintenance of the common parts of the estate.

### Quoting Terms

The property is available by way of a new full repairing and insuring lease for a negotiable term of years.

### Quoting Rental

£10,000 per annum exclusive.

### Legal Costs

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

### VAT

VAT will be charged on the rent and service charge.



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

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