

# TO LET

**Business Unit 2,834 - 5,839 Sq ft (263.28 - 500.65 Sq m)**



**Ground floor - suitable for variety of uses (offices, light production/assembly, storage)**

**First floor - range of high spec. open plan & cellular office accommodation**

**Prominent position fronting A430 South Western Bypass**

**Close to Historic Docks & Gloucester Quays**

**Dedicated Car Parking**

**Unit 3G, Llanthony Business Park, Llanthony Road, Gloucester, GL2 5QT**

**01452 380064**

# LOCATION

Llanthony Business Park is situated in a prominent position adjacent the A430 Gloucester South Western Bypass.

The Business Park is well located being a few minutes walk from both the Cities Historic Docks, City Centre, and Gloucester Quays Retail Outlet Village.

The site benefits from excellent road links both locally and also to Junctions 11, 11A and 12 of the M5 Motorway and the Forest of Dean.



# DESCRIPTION

Fronting directly onto the A 430 South Western Bypass the property comprises a ground floor business unit that may be suitable for a variety of uses including offices, light production/assembly, or storage.

The property is of modern steel frame construction with facing brickwork to the elevations under a pitched and profiled insulated roof.

The main features comprise :-

- Ladies & Gents WC,s and Kitchen installed
- Suspended tiled ceilings
- Dedicated car parking spaces
- Ground floor - Open plan floorplate
- First floor - range of open plan and cellular office accommodation fitted to a high specification.

<b>Floor Schedule</b>	<b>Sq ft</b>	<b>Sq m</b>
Ground Floor	2,834	263.28
First Floor	3,005	279.17
<b>TOTAL</b>	<b>5,389</b>	<b>500.65</b>

All measurements are on a Gross Internal Area (GIA) basis.

# KEY INFORMATION

## Services

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

Heating is via a gas fired boiler and traditional 'wet' system with wall mounted radiators.

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

## Rating

The property is assessed as 'Offices and Premises' and for the whole unit, has a rateable value of £36,250.

## EPC

TBC

## Quoting Terms

The property is available by way of a new Full Repairing & Insuring Lease (by way of a service charge) for a negotiable term of years.

## Quoting Price

Ground Floor - £22,672 pa

First Floor - £24,040 pa

Whole Unit- £46,712 pa

## Legal Costs

Each party will be responsible for their own legal fees.

## VAT

Prices are quoted exclusive of VAT.

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

**Tel: 01452 380064**

**Email: [info@kurtwymansurveyors.co.uk](mailto:info@kurtwymansurveyors.co.uk)**

**Website: [www.kurtwymansurveyors.co.uk](http://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**