

TO LET

Two Story Office Building - 2261 sq ft (210 Sq m)



**Convenient Location off the
AA417 and 2 miles from
Gloucester City Centre**

High Speed Internet

Ample on site Car Parking

Semi Rural Business Park

Unit 15, Steadings Business Centre, Maisemore, Gloucester, GL2 8EY

01452 380064

LOCATION

Steadings Business Centre is located in the village of Maisemore approximately 2 miles to the west of Gloucester City Centre via the A40 and A417.

This location offers convenient access to Gloucester City Centre and to the motorway network at either the M50 or M5.



DESCRIPTION

The Business Centre offers a total of 30 office units which have been created from 18th, 19th and 20th Century Farm buildings.

All units are architect converted to provide a range of light and spacious working spaces set in a landscaped rural environment only minutes from the City Centre.

The property consists of a mixture of open plan and more cellular accommodation on the ground floor with open plan accommodation at first floor level. The first floor benefits from high ceilings and exposed timber beams.

WCs and a kitchen are located on the ground floor. Ample car parking is available on site.



KEY INFORMATION

Services

Water, drainage and electricity are connected to the property.

Heating is provided through an effective environmental waste timber fuelled boiler serving the whole site.

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

EPC Rating

TBC



Business Rates

The property is currently assessed as Offices and Premises with a rating of £22,500 per annum.

Quoting Terms

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

A service charge is levied to contribute towards the maintenance of the structure of the building, the upkeep of the common parts of the estate and the heating.

Quoting Rental

£31,654 pa 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 

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