

TO LET

Office 455 sq ft (42.27 sq m)



Convenient location off the A417, 2 miles from Gloucester City Centre

Ample on site car parking

Pleasant rural business park

Unit 28, The Steadings Business Centre, Maisemore, Gloucester GL2 8EY

01452 380064

Kurt Wyman
Surveyors & Property Agents

LOCATION

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

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.

Unit 28 is part of the first floor of the 'Dutch Barn' and boasts impressive full height windows, additional ceiling height and open plan layout providing a range of working options.

The offices have air conditioning.

A kitchenette is incorporated into the unit and ample car parking is available.

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.

Rating

The property is rated as 'offices & premises' and has a rateable value of £4,600 pa.

EPC

C-75

Service Charge

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 Terms

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

Quoting Price

£6,825 pa exclusive.

Legal Costs

Each party will be responsible for their own legal fees.

VAT

All figures 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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