

# TO LET

## HIGH QUALITY SERVICED OFFICES

### FROM 750 SQ FT (69.68 SQ M)

**Kurt**  
**Wyman**  
Surveyors & Property Agents



**Southgate House, Southgate Street, Gloucester GL1 1UB**

**Tailored Packages | Popular Location | High Quality Fit Out | Parking**



## LOCATION

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FigFlex offices are located in the Gloucester Docks, a 2 minute walk from the City Centre.

The site is in a popular business location is within a 15 minute walk to City's central bus and train stations.

This location offers convenient access to the motorway network at either the M50 or M5.

## DESCRIPTION

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FigFlex offers a total of 32 office units of varying sizes. Main features:

- High quality fit out
- Shared break out spaces
- Meeting rooms (booked at additional hourly rate)
- Large shared kitchen
- Parking
- Each serviced office includes (priced to your needs):
  - Reliable high speed internet
  - Telephones
  - All heating and power
  - Cleaning
- Around the clock access
- Staffed reception desk
- Key fob entry and 24/7 CCTV

Packages can be tailored to your business needs.



## **SERVICES**

Water, drainage, gas and electricity are connected to the property.

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

## **EPC**

E - 108

## **RATING**

Interested parties are requested to make their own enquiries in regard to Business Rates with the local rating authority.

## **QUOTING TERMS**

The property is available by way of a new Full Repairing And Insuring lease for a negotiable term of years.

## **QUOTING RENTAL**

On application to the marketing agent.

## **LEGAL COSTS**

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

## **VAT**

All figures are quoted exclusive of VAT.







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**ALL VIEWINGS WITH PRIOR  
APPOINTMENT WITH KURT  
WYMAN SURVEYORS**

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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.

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