

**TO LET**  
**HIGH QUALITY OFFICE**  
**1,456 SQ FT (135.29 SQ M)**



**23, The Steadings Business Centre, Maisemore, Gloucester, GL2 8EY**

**5 minutes to Gloucester City Centre | Ample on site parking | Ground Floor Unit**





## LOCATION

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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

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The Steadings offers a total of 30 office units created from 18th, 19th and 20th Century Farm buildings.

- Unit 23 is a newly refurbished ground floor office located in a prominent position on the site as part of the 'Dutch Barn'
- The accommodation provides a mixture of open plan with cellular offices and meeting rooms
- Excellent natural light
- Kitchen & WC
- Ample parking
- High speed internet is available throughout the site
- Heating via an effective Biomass Boiler offering significant savings on heating costs. Heating is included within the service charge.



## 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

TBC

## RATING

The 2023 Rating list shows the property is described as 'Offices and Premises' with a Rateable Value of £16,000.

## QUOTING TERMS

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

## QUOTING RENTAL

£22,570 per annum

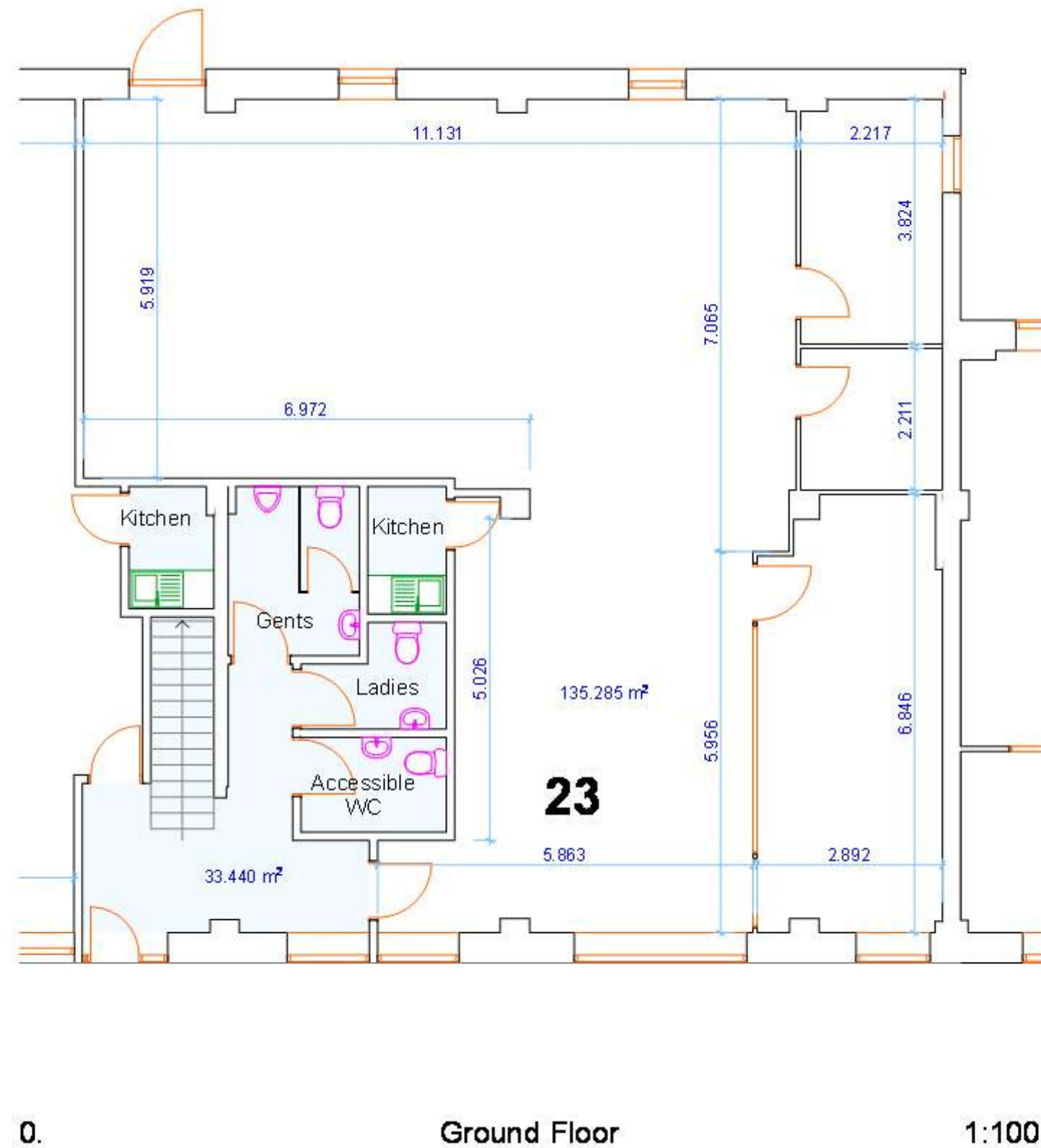
A site service charge is also Levied.

## LEGAL COSTS

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

## VAT

All figures are quoted exclusive of VAT.







**Kurt  
Wyman**  
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
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