

FOR SALE/TO LET

HIGH QUALITY 2-STOREY OFFICES

2,357 SQ FT (219.13 SQ M)

**Kurt
Wymman**
Surveyors & Property Agents



C3/4, Spinnaker House, Spinnaker Road, Hempstead, Gloucester GL2 5FD

Well located | 15 Parking Spaces | Fibre Broadband



LOCATION

DESCRIPTION

A Modern end terrace 2-storey office building of traditional construction with facing brickwork to the elevations under a mixture of a tiled mansard roof and flat roofs.

- High quality office accommodation arranged over ground and first floor with staircase at either end of the property
- A mix of open plan areas, meeting rooms and cellular partitioned offices
- 15 dedicated car parking spaces
- WCs are situated on both ground and first floor levels

Floor Schedule

	Sq Ft	Sq M
Ground Floor	1,204	111.94
1st Floor Mezzanine	1,153	107.19
TOTAL	2,357	219.13

Approximate and measured on a Net Internal area basis.(NIA)

Spinnaker House is located on the corner of Spinnaker Road, which is a prime location on the recently upgraded South Western Bypass of Gloucester.

The bypass provides good access to the west of the city via the A40 and to the south of the City towards the Quedgeley bypass (A38).

The property is in a popular business area and is in close proximity to Gloucester Quays. It is served by good public transport links.



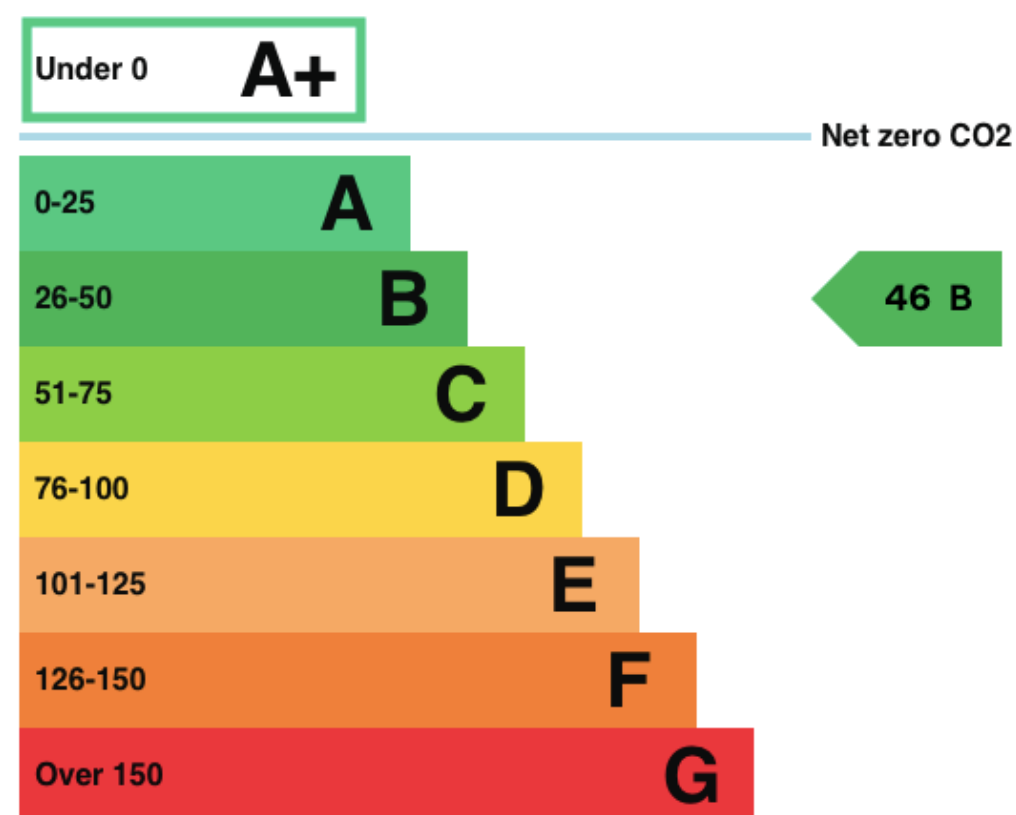
KEY INFORMATION

SERVICES

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

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

ENERGY PERFORMANCE CERTIFICATE



RATING

The 2023 Ratings Assessment describes the properties (C3/4) as 'Offices and Premises' with a Rateable Value of £20,500

QUOTING RENTAL TERMS

The property is available to lease on Full Repairing And Insuring terms for a negotiable term of years.

QUOTING RENTAL

£29,500 per annum

QUOTING PRICE

£325,000 for the Freehold Interest

LEGAL COSTS

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

VAT

VAT is chargeable.

The logo for Kurt Wyman Surveyors & Property Agents features a yellow triangle to the left of the word 'Wyman' in a large, bold, yellow font. Above 'Wyman' is the name 'Kurt' in a smaller, bold, yellow font. Below the company name, 'Surveyors & Property Agents', is written in a white, sans-serif font on a black rectangular background.

**Kurt
Wyman**
Surveyors & Property Agents

**ALL VIEWINGS WITH PRIOR
APPOINTMENT WITH KURT
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