

TO LET

HIGH QUALITY OFFICE

1,456 SQ FT (135.29 SQ M)

**Kurt
Wymman**
Surveyors & Property Agents



23, The Steadings Business Centre, Maisemore, Gloucester, GL2 8EY
5 minutes from Gloucester City Centre | Ground Floor | Ample on site parking



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 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 accomodation provides a mixture of open plan with cellular and meeting rooms.
- Excellent Natural Light
- Ample parking
- Kitchen & WC
- Loop Scorpio high speed internet is available though out the site.
- Heating via an effective Biomass Boiler offering significant savings on heating costs. Heating is included within the service charge



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

B - 35

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 exclusive.

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**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website www.kurtwymansurveyors.co.uk

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