

TO LET

HIGH QUALITY OFFICE SUITE

1,055 SQ FT (98 SQ M)

**Kurt
Wymman**
Surveyors & Property Agents



Suite A, Ground Floor, Windsor House, Barnett Way, Barnwood, Gloucester. GL4 3RT

Modern Building | Excellent Location | Car Parking



LOCATION

Barnett Way is conveniently located just off the intersection of Corinium Avenue and the A417, one of the cities outer ring roads on the western edge of Gloucester. The area provides convenient access to both the M5 Motorway, city centre and local area.

Barnett Way is a popular and well established commercial location and is home to a variety of both local and national businesses. A Sainsburys supermarket and Holiday Inn are also located off Barnett Way with a wide range of other leisure and retail facilities in close proximity.

DESCRIPTION

A high quality ground floor office suite within a modern 2 storey purpose-built office building.

The Main features comprise:

- Predominantly open plan floorplate.
- Meeting room/managers office.
- Kitchen/staff restroom.
- Good natural light with windows to 3 sides.
- Suspended tiled ceiling with inset LED lighting.
- Perimeter trunking
- Car Parking

SCHEDULE OF FLOOR AREAS

The suite has a floor area of approximately 1,055 sq ft (98 sq m) measured on a Net Internal Area basis (NIA).



KEY INFORMATION

SERVICES

Mains water, drainage and electricity is connected to the property.

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

EPC

The property has an EPC Rating of C56.

RATING

The property is described as Offices and Premises with a Rateable Value of £12,000.

QUOTING TERMS

A new effective Full Repairing and Insuring Lease for a negotiable term of years.

QUOTING RENTAL

£18,500 per annum exclusive to be paid quarterly in advance.

SERVICE CHARGE

A charge will be administered to cover the upkeep and maintenance of the common parts of the building.

LEGAL COSTS

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

VAT

VAT will be charged on the rental and Service Charge.



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**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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