

To Let

High Quality Offices



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10 Pullman Court, Great Western Road, Gloucester GL1 3ND

Ground Floor Unit 403 The Waterfront, Stonehouse Business Park, Stonehouse, GL10 3UT



Location

The property is located at Stonehouse Park, a new high quality development which has attracted a number of prestige occupiers, including Birse Civil Contracting and BNFL. It is located adjacent the A419 which leads to the M5 at Junction 13, Stroud and Cirencester and ultimately the M4 at Junction 15. The area is now well established and Stonehouse Park compliments the business park on the other side of the A419, where major occupiers include Renishaw, Schlumberger, Dairy Crest and Unite.

Description

The unit comprises a mid terrace two storey office building. It is self contained, benefits from its own fully glazed entrance leading to a lobby where there are 2 WCs (one unisex and one disabled). The unit has been finished to an excellent standard and includes the following:

- * Suspended ceiling with inset fluorescent strip lighting
- * Quality hard wood timber finishes.
- * Excellent levels of natural lighting.
- * Carpeting throughout.
- * Gas fired central heating along with comfort cooling.
- * 3 compartment trunking

The unit benefits from allocated parking directly outside in a communal parking area.

Accommodation (net internal area approx)

Ground floor

Comprising kitchen area, partitioned offices and open plan offices:

83.6 sq m (900 sq ft)

The layout of the suite can be altered to suit an occupiers specific requirements.

Rating Information

The property currently has a single Rateable Value and will need to be reassessed for rating purposes. Further information available from agents.

Planning

For office use within Class B1 of the Use Classes Order 1987.

Terms

The suite is available by way of a new internal repairing and insuring lease for a period of five years.

The lease to be contracted outside the Security of Tenure provisions of the Landlord & Tenant Act 1954, Part II.

Rental

£10,500 per annum exclusive.



Service Charge

A service charge will be levied to cover the costs associated with the common parts of the building and development. This will include building insurance and the projected budget is in the region of £1,000 per annum exclusive.

VAT

VAT will apply to the costs referred to above.

Legal Costs

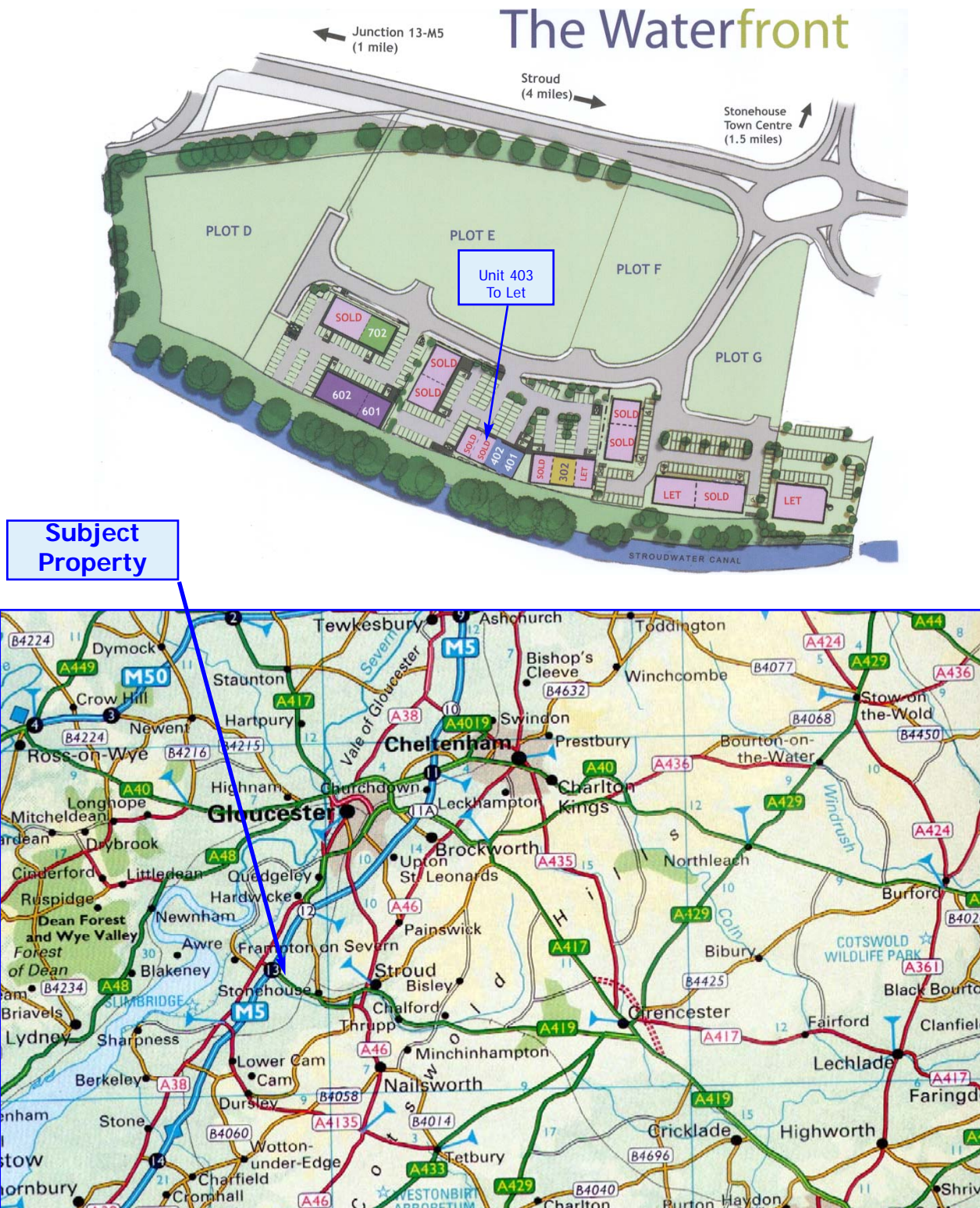
Each party to bear their own costs incurred in the transaction.

Viewing

Robert F Smith or Simon J McKeag
email: sjm@ashproperty.co.uk

Ref: part934/092109

Site/Location Plan



Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

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5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.
6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

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