



1413
**CHARLTON
COURT**

GLOUCESTER BUSINESS PARK GL3 4AE

**FREEHOLD OFFICES
FOR SALE**

**9,990 SQ FT
(928 SQ M)**

1413 CHARLTON COURT

is a modern, detached office building located on the attractively landscaped and strategically located Gloucester Business Park.

The property is arranged over two storeys and benefits from the following specification:



VRV air conditioning



Suspended ceilings with high quality lighting



Excellent floor to ceiling heights



Raised access floors



A mixture of open plan office space and meeting rooms



Kitchen and break out spaces on each floor



Male, female and disabled WCs



Dedicated shower and changing space



44 car parking spaces



EPC B rating



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GLOUCESTER BUSINESS PARK GL3 4AE

Gloucester Business Park is strategically located adjacent to the M5 motorway / A417 with a dedicated access road onto Junction 11A. This provides excellent access to major cities including Bristol, Birmingham and London. The park also lies approximately 4 miles South East of Gloucester City Centre which has a railway station with direct services to London and Bristol Parkway.



TRAVEL TIMES



BRISTOL
37 miles



BRISTOL
52 mins

BIRMINGHAM
56 miles

BIRMINGHAM
58 mins

LONDON
37 miles

LONDON
1 hr 45 mins

AMENITIES

Gloucester Business Park is home to an abundance of amenities for occupiers to enjoy. Accessible just a few minutes' walk away from the building sits a number of excellent retailers including Tesco Extra Superstore, Costa Coffee, Greggs, Subway, Premier Inn hotel and a David Lloyd health club.

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ACCOMMODATION

The building has the following approximate floor areas, measured on a Net Internal Area basis:

Floor	Sq ft	Sq m
Ground Floor	4,995	464
First Floor	4,995	464
Total	9,990	928

44 car parking spaces.

PROPOSAL

The building is available by way of Freehold Sale. Consideration may be given to granting a new lease.

PRICE

On application.

LEGAL COSTS

Each party is to bear its own legal costs.

BUSINESS RATES

Rateable value: £156,000.

Rates payable 2021/2022: £79,872.

Please be advised that all interested parties should make enquires direct to the local authority.

EPC

 EPC B rating



VIEWING

For further information or to arrange a viewing, please contact the sole agent:



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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

CW/THP Hollister 2497 08/23

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