

# OFFICE SUITE TO LET — Barnwood Park

Suite 2 Saw Mills End, Gloucester, GL4 3DE

**BK** Bruton Knowles

est. 1862



# OFFICE SUITE TO LET — Barnwood Park

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## SUMMARY

- 7,719 Sq. Ft
- High Specification, Open Plan Office Space
- Extensive Parking Provision
- Great Motor Links

## LOCATION

Barnwood Park sits off Corinium Avenue, in an established business district to the edge of Gloucester City Centre.

The location provides great motor links, with Junction 11a of the M5 motorway readily accessible via the A417, or Junction 11 via the A40. Nearby occupiers include; EDF Energy, Lloyds Bank, Commercial Finance and G4S Security Services.

## DESCRIPTION

Suite 2 comprises a ground floor, self contained office suite which has been refurbished to provide an open plan, high quality office accommodation. Suite 2 benefits from its own dedicated entrance from the car park, perimeter trunking, LED lighting, comfort cooling and an excellent parking provision of 1 space : 188 sq. ft (41 spaces).

## EPC

The property has an EPC rating of D-80.

## VAT

Unless otherwise stated, VAT will be applied to all costs.

## ACCOMMODATION (NIA)

AREA	Sq M	Sq Ft
Ground Floor	717	7,719
<b>Total</b>	<b>717</b>	<b>7,719</b>

## RENT

On application.

## TERMS

The property is available by way of a new lease on fully repairing and insuring basis for a term to be agreed.

## SERVICES

We understand that the property benefits from mains water, electricity and drainage.

## RATES

The Rateable Value for Unit 2 Ground Floor is £58,500

## SERVICE CHARGE

A service charge will be payable in respect of maintenance and upkeep of common areas. Further information available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

## FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles or their joint agent, Fisher German, on the contact details provided

## CUSTOMER DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

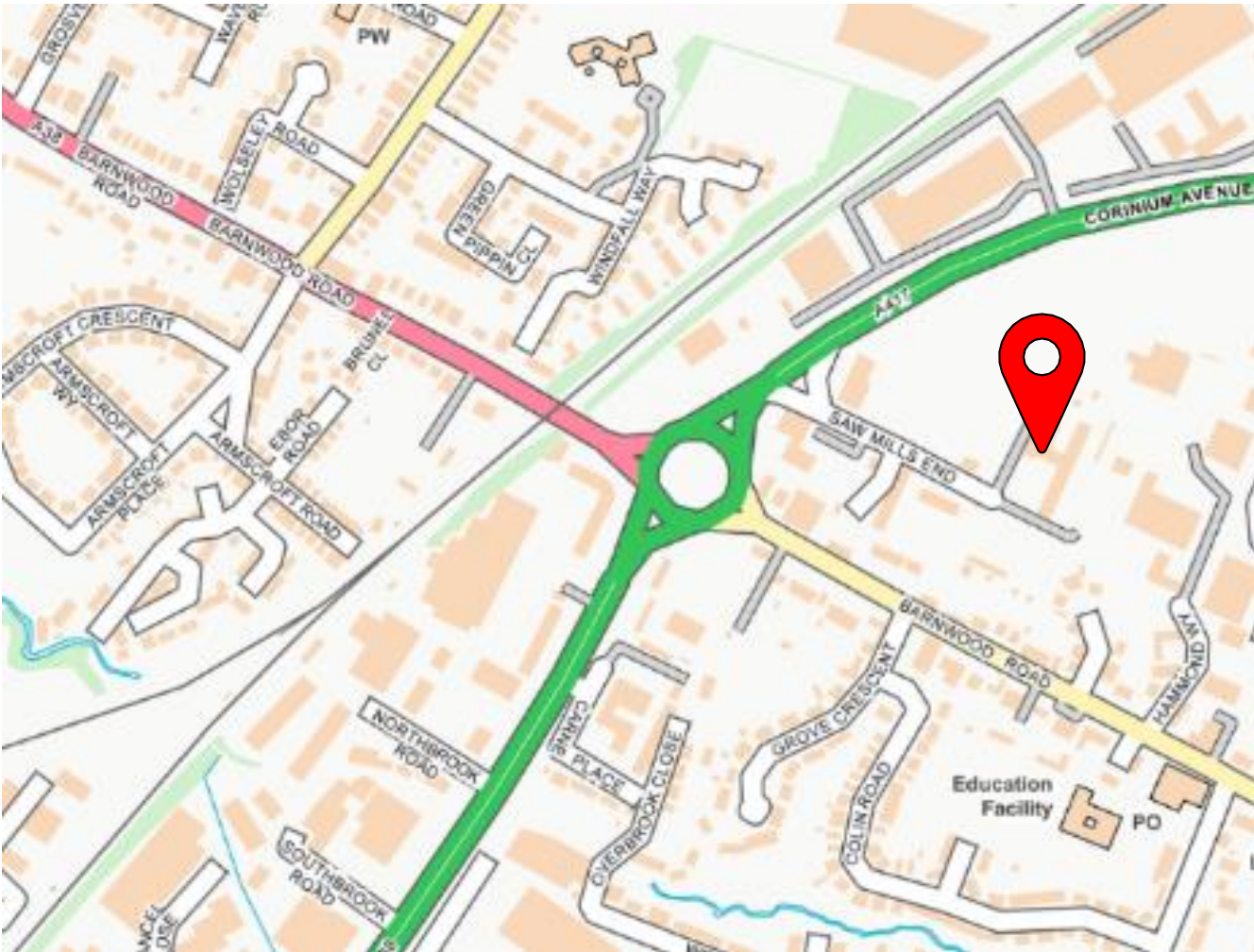
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