



TO LET



# Agriculture House

**A self-contained ground floor office suite to let by way of a new lease for terms to be agreed.**

## Location

The property is situated on a well-established roadside location, St Oswald's Road (A417), which has good links into the city centre, dual carriage way access to J11 of the M5 Motorway and the A40 Gloucester/Forest trunk road. Gloucester City Centre is approximately 1 mile south, with Cheltenham approximately 9 miles north-east.

The property is a multi-tenanted property and attracts a wide range of businesses to include sports massage/chiropractors, licensed premises, and general office uses. Nearby amenities include St Oswald's retail park anchored by Tesco and B&Q, with other users including Sub Way, Costa and NatWest bank.

## Description

The property comprises the ground floor of a two storey 1970's extension, of painted brick and composite cladding, resting under a flat

roof. The ground floor suite is accessed through a communal entrance foyer off the main building's north elevation.

The suite has a carpeted floor with plastered painted walls, suspended ceiling with fluorescent lights, central heating, double glazing and an internally partitioned office.

The suite benefits from communal female and male W/C, situated on the main buildings first floor and a shared kitchenette on the ground floor. Parking is available in an extensive tarmacadam and unsurfaced car parking area.

## Rates

The property has a rateable value from 1<sup>st</sup> April 2026 of £5,700. Prospective occupiers are advised to make their own enquiries of the Local Authority to establish any transitional relief that may be applicable.

Suite	SQ M	SQ FT	Rental per annum	Availability
Office Suite, New Wing	65.20	701	£8,000	Available

## Planning

Offices which falls within Class E (formerly Class B1) of the Use Classes Order 1987.

## Terms

Available by way of a new internal repairing and insuring lease for a term to be agreed.

## Service Charge

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

**EPC** - The Suite has an EPC Rating of D-92.

## VAT

The property is elected for VAT.

## Legal Costs

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





# Request a viewing

For further information or to request a viewing, please get in touch

## Key contacts

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