





Suite 2 Fullers Court

Open plan office suite with allocated parking in close proximity to the City Centre and Gloucester Docks.

Location

Gloucester is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5 and Junction 15 of the M4 at Swindon. The link to the M4 is via the A417/A419 trunk road.

The property is located in Lower Quay Street at the lower end of Westgate Street in an area of mixed commercial and residential use.

Description

The office suite includes suspended ceiling with Category II lighting, perimeter trunking, night storage heaters, and carpeting throughout. The suite benefits from allocated parking and there is a shared kitchen and WC facilities.

Accommodation

(Approximate net internal area)

Office Suite 2	81.02 sq m	(872 sq ft)
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Rates

The entry currently listed on the Valuation Office Agency website is £7,300.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Offices which fall within Class B1 of the Use classes Order 1987. It may suit alternative uses subject to the necessary consent being obtained.

Terms

The suite is offered by way of a new 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.

Rent

£9,250 per annum exclusive.

VAT

The property is elected for VAT.

Energy Performance Certificate

The EPC Rating for the Suite is E-104.

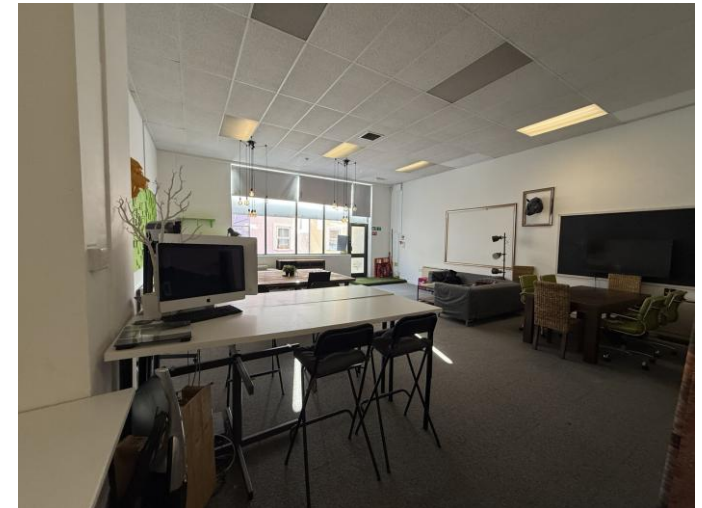
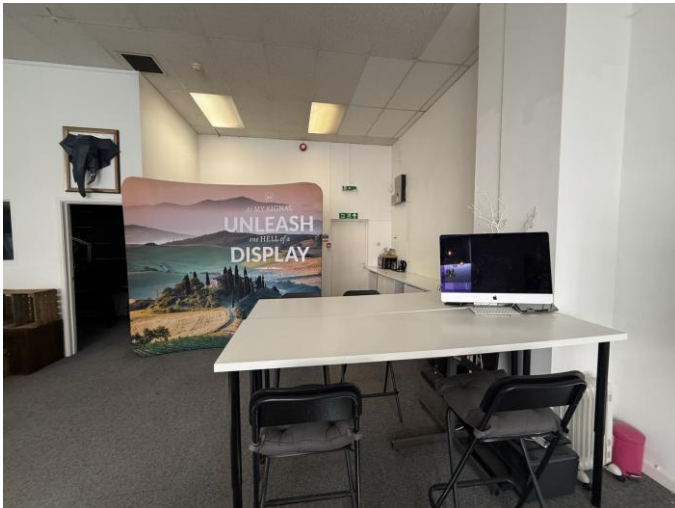
Legal Costs

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





Suite 2, Fullers Court





Request a viewing

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

Key contacts

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It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly, we recommend you obtain advice from a specialist source.

