

**Messenger House, St Michaels Square
Gloucester GL1 1HX.**

- 🏢 Offices
- 📍 Gloucester
- 📌 To Let
- 📏 From 62.1 m2 (663 ft2)



TO LET

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REFURBISHED OFFICE
4,648 SQ.FT.
WITH PARKING
ASH
CHARTERED SURVEYORS
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Messenger House St Michaels Square

Open plan offices situated in the City Centre with a passenger lift and on-site parking. Available on flexible terms.

Accommodation

Approximate net internal areas

Office	M2	Ft2	Rateable Value
Ground Floor	62.1	663	£6,000

Location

Messenger House is located fronting St Michael's Square off Brunswick Road, within the main professional areas of the City, approximately ¼ mile south from the main commercial and retail centre of the City at The Cross and ½ mile east from Gloucester Quays Retail / Leisure area at The Docks.

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.

Description

The property is a 3/4 storey purpose-built office building finished to a high specification to include:

- Suspended Ceilings with inset Lighting
- Comfort Cooling
- Double Glazing
- 6-person Passenger Lift
- On site car parking

Planning

Office use only.

Terms

The offices are offered by way of new leases for a term to be agreed.

Rent

To be based on £10 per sq ft per annum.

Service Charge

A service charge will be levied to cover the maintenance of the common areas of the building.

VAT

The property is elected for VAT.

Energy Performance Certificate

The property has a Rating of D.

Legal Costs

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





Messenger House, St Michaels Square





Request a viewing

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

Key contacts



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