

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

- Offices
- Gloucester
- To Let
- **5** From 62.1 m2 (663 ft2)





# 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















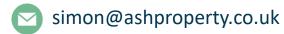
# Request a viewing

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

## **Key contacts**



## Simon McKeag BSc (Hons) MRICS



07737 691453



## Harry Pontifex BSc (Hons) MRICS

harry@ashproperty.co.uk

07917 886176

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084

Registered Office: 3 Pullman Court, Great Western Road, Gloucester GLI 3ND VAT No: 484 9406 09 Regulated by RICS

## ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- 1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- 2.ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3.no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4.rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5.the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

#### Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

#### **Money Laundering Regulations 2017**

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

#### Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact

#### Control of Asbestos Regulations 2012 (CAR 2012)

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.



