ASH
CHARTERED SURVEYORS

First Floor Suites, Agriculture House, Gloucester, GL2 9RG

- Offices
- Gloucester
- To Let
- 47 m2 (506 ft2)



TO LET

Agriculture House

First floor offices to let by way of a new lease for terms to be agreed.

Suite	SQ M	SQ FT	Rental per annum	If let together
Office 1	16.80	181	£2,800	£7,250
Office 2	28.73	309	£4,600	
Office 3	33.69	363	£5,400	£6,500
Office 5	9.43	102	£1,500	

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 accommodation comprises 2-4 offices situated on the first floor and accessed through a communal entrance foyer off the main building's north elevation.

The offices are carpeted floor with plastered painted walls and ceilings with fluorescent lights, central heating, and single glazed sash windows.

The suite benefits from communal toilets and kitchenette. Parking is available in an extensive tarmacadam and unsurfaced car parking area.

Rates

The rateable values showing on the Valuation Office website are:

Office 1: £1,850
Office 2: £2,600
Offices 3-5: £3,850

Prospective occupiers are advised to make their own enquiries of the Local Authority to establish any transitional relief that may be applicable.

Planning

The property is used for offices which falls within Class E (formerly Class B1) of the Use Classes Order 1987.

Terms

The suite is 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 suites have an EPC Rating of D-77.

VAT

The property is elected for VAT.

Legal Costs

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

Gallery








Request a viewing

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

Key contacts

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