

2nd Floor, Unit 9 Pullman Court, Great Western Road,
Gloucester, GL1 3ND.

- Office
- Gloucester
- To Let
- 140.3 m2 (1,509 ft2)





2nd Floor, Unit 9 Pullman Court

Refurbished open plan office situated close to Gloucester City Centre with allocated parking. Available on a new lease.

Location

The property is located at Pullman Court, Great Western Road, a route that links Horton Road and London Road, itself a main road leading from the City Centre. Gloucester's outer ring road is 1 mile away, which in turn accesses Junction 11a or 11 of the M5 motorway (3 miles). The City Centre and railway station are only a short distance.

Description

The property is the 2nd floor of a semi-detached three storey office building of brick construction, resting under a pitched tiled roof. The office is open plan and benefits from good levels of natural lighting. It is carpeted, fully decorated and benefits from suspended tiled ceilings and LED lighting. Kitchen and WC facilities are provided.

The building is situated within a courtyard complex and has the benefit of allocated parking spaces, either situated directly outside or within a shared car park, a short distance away.

Accommodation

(Approximate net internal floor area)

Office	140.3 m2	(1,509 ft2)
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Planning,

Offices or other uses within Class E of the Use Classes Order 1987.

Rates

The Rateable Value listed on the Valuation Office Agency is £10,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered by way of a new lease for a term to be agreed.

Rent

£19,000 per annum exclusive.

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 property has an EPC rating of D-85.

VAT

The property is elected for VAT.

Legal Costs

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





2nd Floor, Unit 9 Pullman Court





Request a viewing


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

Key contacts



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