



TO LET



First Floor, 24 London Road

**Modern open plan office
with allocated parking.
Available on a new lease for
a term to be agreed.**

Location

The property is located on the London Road, close to its junction with Bruton Way, which forms part of the inner relief road in Gloucester. It is approximately a quarter of a mile from the City Centre and close to the railway and bus stations.

Description

The property is a prominent two storey building of concrete frame and brick construction, resting under a flat felt covered roof.

The first floor has a separate entrance to the right-hand side of the front elevation and has been used as offices in recent years. They have been finished to a good specification including uPVC windows, suspended ceilings with inset LED and CAT 2 lighting, air conditioning in part, painted plastered walls, carpet floor coverings and gas fired central heating via radiators.

A kitchen and male and female WCs are provided.

There is allocated parking to the front of the building.

Accommodation

(Approximate net internal floor areas)

Office	163.5 m2	(1,760 ft2)
Kitchen	10.4 m2	(112 ft2)
Total	173.9 m2	(1,872 ft2)

Planning,

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

Rates

The Rateable Value shown on the Valuation Office website for the first floor is £13,250. 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

Rent on application.

Service Charge

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

VAT

All figures are exclusive of VAT, if applicable.

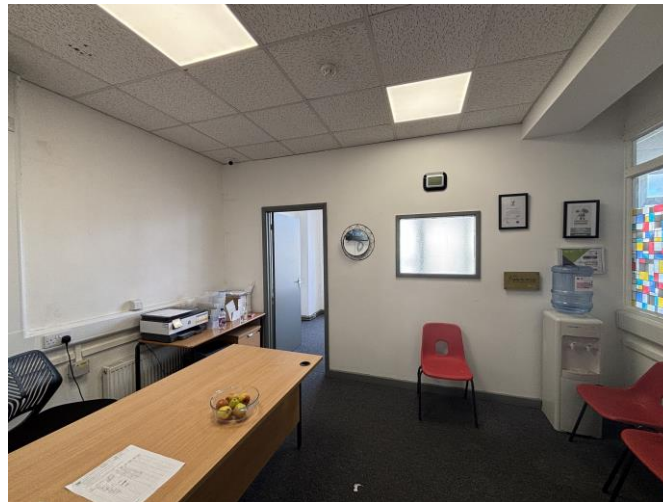
Legal Costs

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





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Request a viewing

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

Key contacts



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