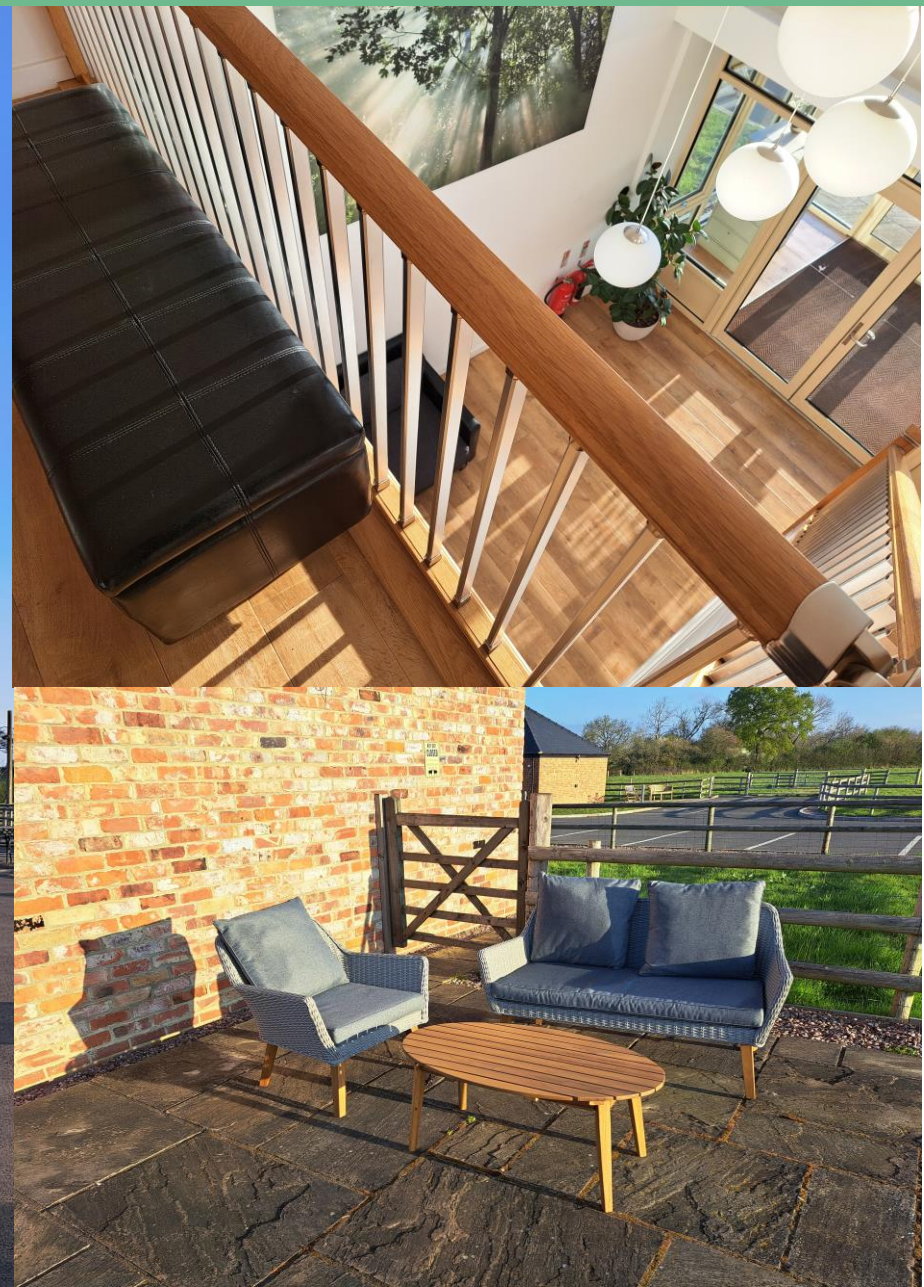




TO LET





Dutch Barn, Westend Courtyard

Range of office suites refurbished and new with the ability to combine space through interlinking doors, generous car parking allocation.

Suite	SQ M	SQ FT	Rental pcm exc	Availability
G	27.43	295	£875	Available
L	28.06	302	£875	Available

Location

Westend Courtyard is located on the eastern side of Grove Lane, Westend, approximately 1 mile from its junction with the A38 and half a mile from the junction with the A419. The property lies approximately 2 miles from Stonehouse and 7 miles from Gloucester with Junction 13 of the M5 motorway only 1 mile away. The location offers a pleasant working environment and quiet, attractive surroundings.

Description

The development comprises a range of office suites which are a combination of refurbished buildings and new build.

The offices are finished to a high specification to include painted plastered ceilings and walls, carpeting and blinds throughout, comfort cooling,

kitchenette and WC facilities and there are generous car parking allocations.

Each office suite is self-contained with the ability to combine offices through interlinking doors.

Rates

Further information available from agents.

Planning

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

Terms

Each suite is available by way of a new internal repairing and insuring lease for a term to be agreed.

VAT

VAT is applicable on the costs referred to above.

Service Charges

The rental figures listed include an element of service charge to cover the costs associated with maintaining the common parts of the development. These include water, drainage, normal office waste disposal, common area electricity, CCTV, landscaping and building insurance.

Legal Costs

The ingoing tenant to make a contribution of £350 plus VAT towards the landlord's legal costs.





Request a viewing

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

Key contacts



Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 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 GL1 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.

