



**TO LET**



# Unit E, 76 Kingsholm Road

**Modern office suite with good accessibility to the City Centre and allocated parking. Potential for a variety of uses.**

## Location

The property is situated approximately ½ mile north of the City Centre and ½ mile from the Gloucester Ring Road. It fronts Kingsholm Road and is close to the junction with Denmark Road and is within a short distance of the rail and bus stations.

Gloucester is well connected to the motorway network, being served by three junctions of the M5; junction 11 provides access via the A40 (3 miles), junction 12 to the south (5 miles) and junction 11a (3 miles) connects to the Brockworth Bypass, Cirencester/Swindon and the M4 motorway at junction 15 (34 miles).

## Description

The property has been refurbished to a high standard throughout and the modern specification includes:

- Open plan accommodation
- Suspended ceilings with LED lighting
- Painted plastered walls
- Comfort cooling
- CAT 6 network points
- Carpet throughout
- Kitchen and WC facilities
- Secure site
- Allocated parking
- EPC Rating C-54

## Accommodation

(Approximate net internal area)

**Total 44.96 m2 (485 ft2)**

## Terms

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

## Rates

The property will need to be re-assessed for rating purposes. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Planning

Offices.

## Rent

£7,500 per annum exclusive.

## Service Charge

A charge will be levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas. Further information available from the agents.

## VAT

The property is elected for VAT.

## Legal Costs

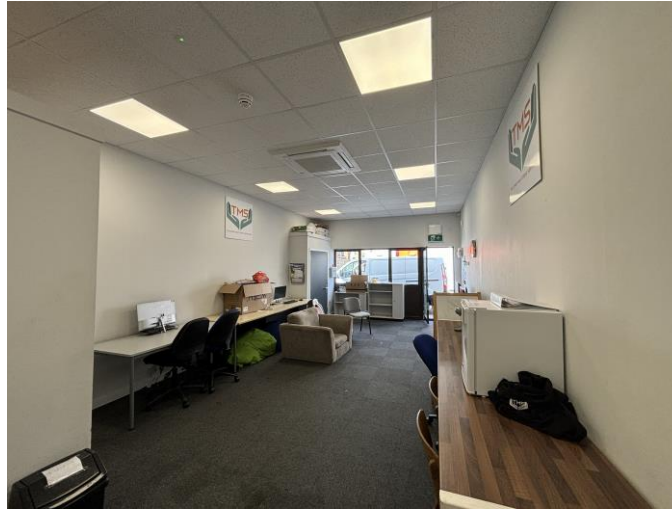
Each party to bear their own legal costs incurred in the transaction.







# Unit E, 76 Kingsholm Road





# 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](mailto:simon@ashproperty.co.uk)

 07737 691453



**Harry Pontifex BSc (Hons) MRICS**

 [harry@ashproperty.co.uk](mailto:harry@ashproperty.co.uk)

 07917 886176

[www.ashproperty.co.uk](http://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.

