





First Floor Offices, Gloucestershire Airport

Office accommodation in an excellent location midway between Gloucester and Cheltenham. Available on a new lease.

Location

The offices are at Gloucestershire Airport, Staverton, roughly midway between Cheltenham and Gloucester. Cheltenham town centre is about 4 miles to the east and Gloucester city centre about 5 miles to the south-west. The airport is reached from the B4063 Cheltenham Road East via Bamfurlong Lane. It lies within circa 2 miles of Junction 11 of the M5 motorway and Cheltenham Spa and Gloucester railway stations are about 10 and 15 minutes' drive away. A frequent bus service between Gloucester and Cheltenham stops about 900 metres from the airport entrance.

Description

The property comprises a self-contained office suite on the first floor of a two-storey office building of steel frame construction, with elevations of buff facing brick and rendered panels beneath a profiled metal-clad roof edge.

The suite is reached through a shared canopied entrance with stepped and ramped approaches, and car parking is provided on site.

Internally, the suite is laid out around a central corridor, with several cellular offices of varying sizes and a meeting room. The accommodation has suspended ceilings with recessed Category 2 lighting, carpeted floors, perimeter trunking with power and data points, and wall-mounted radiators. The windows are uPVC double glazed with vertical blinds.

The communal areas include a fire alarm system with smoke detection, emergency lighting, and fire doors with vision panels and keypad access control.

Accommodation

(Approximate net internal floor areas)

68.75 m² (740 ft²)

Rates

The property will need to be reassessed for rating purposes.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The offices are offered to let for a term to be agreed.

Rent

On application.

Service Charge

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

VAT

The property is elected for VAT.

EPC

An EPC is being prepared.

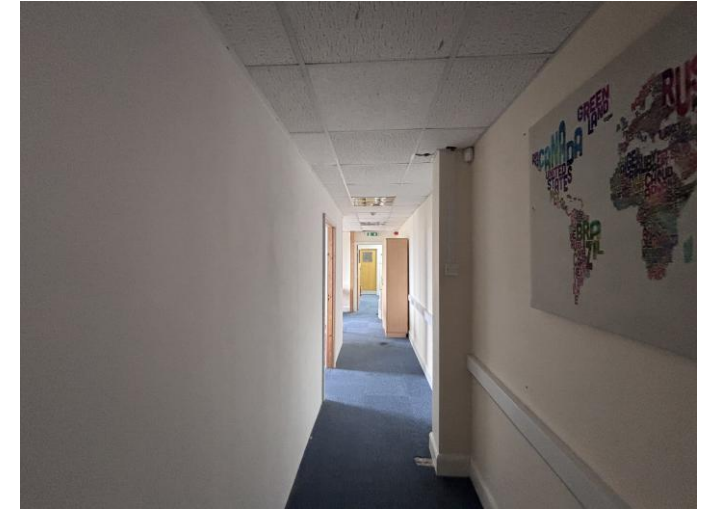
Legal Costs

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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We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

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