



TO LET



13-19 Stroud Road

Suites To Let in a substantial three storey Grade II Listed early 19th Century office building. In close proximity to Gloucester Quays.

Location

The property is located ¼ mile from the City Centre, close to the junction of Stroud Road/Bristol Road and the Inner Relief Road (Trier Way). The Bristol Road provides a route south linking to the A38 Quedgeley Bypass and Junction 12 of the M5 (5 miles) The Inner Relief Road leads to the Outer Ring Road and the A417 and to Junction 11a of the M5 (4 miles). The site is opposite the new Gloucester Quays development.

Description

The property comprises a substantial three storey Grade II Listed early 19th century office building with a limestone facade and remaining walls of solid brick.



It is in 2 parts, the left-hand section being significantly higher and having circular bay windows to the ground and first floors. Both parts of the building are served by a main staircase to the first floor and there are separate staircases to the second floor. The offices are in the form of suites and WC and kitchenette facilities are provided.

Accommodation

See accommodation schedule.

Terms

The premises is available to let on a new lease for a term to be agreed.

Terms

The suites are available on the basis of flexible agreements with no repairing obligations.

Rates

Further information available from agents upon request.

Rent

The rents are to be based on £10.50 per sq ft per annum. The figure is inclusive of rent, water charges, electricity and gas but exclusive of building insurance, telecoms, VAT and business rates.

EPC

The property has an EPC rating of C-96.

Service Charge

A service charge may be levied.

VAT

VAT is applicable on the rent and other landlord's supplies.

Legal Costs

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





13-19 Stroud Road

ACCOMMODATION

(Approximate net internal area)

	M2	FT2	AVAILABILITY
GROUND FLOOR			
Suite A	29.8	321	LET
FIRST FLOOR			
Suite C	30.1	324	AVAILABLE
SECOND FLOOR			
Suite F	15.8	170	AVAILABLE
Suite H	12.6	135	AVAILABLE
Suite J	11.2	120	Letting Agreed
Suite K	29.1	314	AVAILABLE
Suite L	44.47	479	AVAILABLE

* The rental figure is inclusive of rent, water charges, electricity and gas but exclusive of building insurance, telecoms, VAT and business rates.





13-19 Stroud 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

 07737 691453

Oliver Hambling

 OliverHambling@ashproperty.co.uk

 01452 300433

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.

