



TO LET



# 13-19 Stroud Road

**Suites To Let in a substantial three storey Grade II Listed early 19<sup>th</sup> 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 £9 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.





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## ACCOMMODATION

(Approximate net internal area)

	M2	FT2	AVAILABILITY
<b>GROUND FLOOR</b>			
Suite A	29.8	321	LET
<b>FIRST FLOOR</b>			
Suite B	47.1	507	LET
Suite C	30.1	324	LET
Suite D	9.2	99	LET
Suite E	21.7	233	LET
<b>SECOND FLOOR</b>			
Suite F	15.8	170	LET
Suite G	12.5	134	UNDER OFFER
Suite H	12.6	135	AVAILABLE
Suite I	21.6	233	LET
Suite J	11.2	120	LET
Suite K	29.1	314	UNDER OFFER

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





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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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