



TO LET



# First Floor Office, Unit 2 Pullman Court

**Modern open plan office with allocated parking. Available on a new lease for a term to be agreed.**

## Location

Unit 2 is located at Pullman Court, Great Western Road, a route that links Horton Road and London Road, itself a main road leading from the City Centre. Gloucester's outer ring road is 1 mile away, which in turn accesses Junction 11a or 11 of the M5 motorway (3 miles). The City Centre and railway station are only a short distance.

## Description

The property comprises a mid-terrace two storey office building of brick construction, resting under a pitched tiled roof. It has recently been refurbished throughout and includes a new gas fired central heating system, redecoration and carpet throughout and suspended ceilings with inset LED lighting. There are WCs situated on each floor.

The building is situated within a courtyard complex, has the benefit of allocated parking, either situated directly outside or within a shared car park, a short distance away. Other occupiers within the development include British Holiday & Home Parks Association and other commercial occupiers.

## Accommodation

(Approximate net internal floor areas)

Office on First Floor    68.69 m<sup>2</sup>    (750 ft<sup>2</sup>)

## Planning,

Offices or other uses within Class E of the Use Classes Order 1987.

## Rates

The Rates will need to be re-assessed.

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

## Terms

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

## Rent

£10,000 per annum exclusive.

## Service Charge

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

## EPC

The property has an EPC rating of C-72.

## VAT

The property is elected for VAT.

## Legal Costs

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







# 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

[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, ASH Chartered Surveyors 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 ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

