

**1350 & 1360 Montpellier Court, Gloucester
Business Park, Gloucester GL3 4AA**

 **Offices**

 **Gloucester**

 **To Let**

 **823.45 m2 (8,860 ft2)**





1350 & 1360 Montpellier Court

High quality office accommodation on one of Gloucestershire's premier Business Parks.

Location

Gloucester Business Park is strategically positioned almost midway between Gloucester and Cheltenham, with its own link road to Junction 11A of the M5 motorway. The park is approximately 4 miles from Gloucester and 6 miles from Cheltenham, and it adjoins the A417 dual carriageway providing direct access to Swindon and the M4 motorway, roughly 30 miles away. The properties are located in Montpellier Court, in the western business sector of the park, benefiting from excellent connectivity and proximity to key commercial hubs.

Description

The properties comprise two modern semi-detached office buildings of brick construction beneath traditional pitched roofs with tile coverings. The buildings are interlinked, and each offers two floors of high-specification office accommodation, featuring fully raised access floors, suspended ceilings with LED lighting, gas-fired central heating, air conditioning, and

metal-framed double-glazed windows. Male, female, and disabled WC facilities are provided.

Set within an attractive landscaped area, the properties also benefit from allocated parking, creating a professional and functional working environment.

Accommodation

(Approximate net internal areas)

1350

Ground Floor	157.66 m2	(1,697 ft2)
First Floor	163.15 m2	(1,743 ft2)
Total	320.81 m2	(3,450 ft2)

1360

Ground Floor	252.79 m2	(2,721 ft2)
First Floor	249.85 m2	(2,689 ft2)
Total	502.64 m2	(5,410 ft2)

TOTAL	823.45 M2	(8,860 FT2)
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Rates

The Rateable Values appearing on the Valuation Office Agency website are:

No. 1350 £36,750

No. 1360 £59,000

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

Planning

Offices.

EPC

To be confirmed.

Terms

The properties are offered individually or as a single lot by way of a new lease(s) for a term to be agreed.

Rent

On application.

Service Charge

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

VAT

The properties are subject to VAT.

Legal Costs

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





1350 & 1360 Montpellier Court





Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

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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.

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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.

