

**Unit B1 Spinnaker House, Spinnaker Road,
Hempsted, Gloucester GL2 5FD.**

 **Offices**

 **Gloucester**

 **For Sale**

 **454.38 m2 (4,891 ft2)**





Unit B1 Spinnaker House

Prominent detached three storey office building with 20 allocated parking spaces. Potential for a variety of uses.

Location

Spinnaker House is situated on Spinnaker Road, just off Hempsted Lane, approximately half a mile to the southwest of Gloucester City Centre. Hempsted Lane has recently been upgraded to form part of Gloucester's southwestern bypass, which provides excellent access to the west of the city via the A40, to the south towards the Quedgeley bypass (A38), and to the inner ring road (Trier Way) via a bridge over the Gloucester & Sharpness Canal.

Description

The property occupies a prominent corner position within an established commercial location, with the benefit of generous on-site parking. It comprises a detached, three-storey office building of traditional construction, with facing brickwork to full storey height beneath a pitched tiled roof.

The distinctive octagonal corner elevation is a notable architectural feature, with arched windows to all floors.

Internally, the accommodation is arranged over ground, first and second floors and provides a combination of open-plan and cellular office space with a central staircase. The building benefits from suspended ceilings with inset lighting, perimeter trunking, electric wall mounted heaters, carpeted floors, together with kitchen and WC facilities on the ground and first floors.

The property has the right to park 20 cars in the adjoining car park.

Accommodation

(Approximate net internal floor areas)

Ground Floor	138.70 m2	(1,493 ft2)
First Floor	147.34 m2	(1,586 ft2)
Second Floor	168.34 m2	(1,812 ft2)
Total	454.38 m2	(4,891 ft2)

Rates

The Rateable Value appearing on the Valuation Office website is £46,500. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Offices within Class E of the Use Classes Order 1987.

Terms

The property is offered freehold with vacant possession.

Price

£395,000.

VAT

VAT may be applicable on the purchase price, and we recommend that prospective purchasers establish the VAT implications before entering into any agreement.

Energy Performance Certificate

An EPC is being prepared.

Legal Costs

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





Unit B1 Spinnaker House





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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