

**1 AMBROSE HOUSE  
METEOR COURT  
BARNWOOD  
GLOUCESTER  
GL4 3GG**

## **TO LET – Offices**



- **SELF-CONTAINED OFFICE BUILDING**
- **EXCELLENT OUT OF TOWN OFFICE LOCATION**
- **GOOD CAR PARKING**
- **NEW LEASE AVAILABLE**

**RENTAL: £42,000 PER ANNUM EXCLUSIVE, SUBJECT TO CONTRACT**

COM/7064    DATE: 30.06.2020

## LOCATION

Ambrose House is located within Meteor Court, on the north east side of Gloucester close to J11A of the M5 in the well established business location of Barnwood.

Barnwood benefits from excellent road communications being situated adjacent to the A417 bypass. Gloucester City centre is approximately 3 miles west and Cheltenham town centre is approximately 7 miles north east. The M5 motorway junctions 11 and 11A are both approximately 2 miles away.

## DESCRIPTION

No 1 Ambrose House is a 3-storey end terrace office building providing self-contained office space with WCs on each floor.

The internal configuration of the offices is easily adaptable to meet any new tenant's requirements, and currently provides mainly open plan office space with additional meeting rooms and kitchens on each floor.

**ACCOMMODATION** (all areas, where quoted, are the approximate net internal areas).

Description	Sq ft	M <sup>2</sup>
Ground floor	966	89.8
First floor	1030	95.7
Second Floor	1030	95.7
<b>Total</b>	<b>3026</b>	<b>281.2</b>

## PARKING

10 allocated parking spaces.

## SERVICES

All mains services are connected or available.

## **RATINGS**

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

## **TERMS**

The property is available by way of a new lease on a full repairing and insuring basis for a term of years to be agreed. The current lease expires in July 2021 but the property can be available earlier than this with the consent of the existing tenant.

## **RENT**

The commencing rent is £42,000 per annum exclusive.

## **SERVICE CHARGE**

The new tenant will be responsible for paying their fair proportion of the estate service charge.

## **EPC**

The EPC Certificate is available upon request.

## **COSTS**

Each party will be liable for their own legal costs of the transaction.

## **VIEWING**

To arrange a viewing contact the sole agent: Hawkins Watton Ltd on  
Tel: 01453 753753 / Email: [admin@hawkinswatton.co.uk](mailto:admin@hawkinswatton.co.uk)

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