

**18A LEY COURT  
BARNWOOD FIELDS  
GLOUCESTER  
GL4 2RT**

## **TO LET/MAY SELL - Offices**



- **DETACHED OFFICE BUILDING AVAILABLE TO LET – SINGLE FLOOR OR AS A WHOLE**
- **ACCESSIBLE & ATTRACTIVE BUSINESS PARK**
- **CLOSE TO M5 JUNCTIONS 11 AND 11A**
- **GENEROUS CAR PARKING**

COM/7025    DATE: 27.04.2022

## LOCATION

The subject property is situated on Barnwood Fields Business Park approximately 3 miles to the east of Gloucester City centre and 6 miles west of Cheltenham. Access to the M5 is available via Junctions 11 and 11A.

Barnwood Fields is a well established business park and has proved to be a popular office location with occupiers in the immediate vicinity including, GCHQ, Lloyds Banking Group, EDF and Rolls Royce.

## DESCRIPTION

Unit A Ley Court is a self-contained three storey office building situated in a prominent position adjacent to the main estate road.

The available accommodation comprises currently a mixture of open plan and cellular office accommodation with staff amenities set over each of the three floors. Additionally, benefits include suspended ceilings, fitted carpets, gas central heating and a passenger lift.

## ACCOMMODATION (all areas quoted, are approximate net internal areas).

Description	Sq ft	M <sup>2</sup>
Ground floor net area	4692	435.90
First floor net area	4415	410.16
Second floor net area	3621	336.40
<b>Total</b>	<b>12,728</b>	<b>1,182.46</b>

## PARKING

There is a generous on-site parking allocation.

## SERVICES

We are advised that mains water, gas and electricity and private drainage are provided to the property and confirm that we have not tested any of the service installations.

## 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 preference is to let the property based on £15 per sq ft. However, the owners may consider a sale (POA).

## EPC

The property is awaiting an EPC rating and the Certificate will be available shortly upon request.

## COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWING

To arrange a viewing contact the agents: Hawkins Watton Ltd on

Tel: 01453 753753 / Email: [admin@hawkinswatton.co.uk](mailto:admin@hawkinswatton.co.uk) or Alder King on

Tel: 01452 627131 / Email: [gnash@alderking.com](mailto:gnash@alderking.com)

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