

**TO LET
GROUND FLOOR OFFICE/STUDIO**

677 SQ FT (62.89 SQ M)

**Kurt
Wymman**
Surveyors & Property Agents



Unit 3, 113 A, Hucclecote Road, Hucclecote, Gloucester, GL3 3TS

Close to J11A of M5 Motorway | Suitable for a variety of Uses (STP)



LOCATION

The site is situated off the Hucclecote Road In Hucclecote, a popular suburb approximately 3 miles to the Southeast of Gloucester City Centre.

Located in a predominantly residential area, the site benefits from an excellent location being within a few minutes drive time of junction 11A of the M5 motorway providing convenient access to the Midlands, South and Southwest.

The Hucclecote Road and the A38 Barnwood Road gives direct access to Gloucester City. Cheltenham is a short drive via the M5/M40 or the A417 & A46 Shurdington Road.

DESCRIPTION

Refurbished Ground Floor Unit within small business centre close to M5 Motorway Junction 11A

- Exclusive Entrance
- Open plan layout with tiled floors throughout.
- Additional secure storage area with separate loading door.
- New LED lighting
- Allocated parking
- Newly refurbished with kitchenette
- Gated managed site
- Electric Heating

Currently WC facilities are communal and cleaned under the Service Charge costs however consideration may be given to installing a WC within the unit for exclusive use .(subject to lease term)



RATING

Units 1,3 & 5 are currently under a combined assessment
Described as – Showroom and Premises
Rateable Value - £12,750

The ingoing tenant to be responsible for own business rates
and to apply for individual rating for Unit 3.

QUOTING TERMS

£10,200 per annum.

LEGAL COSTS

Each party will be responsible for their own legal fees involved
in the transaction.

VAT

All prices are quoted exclusive of VAT.

KEY INFORMATION

SERVICES

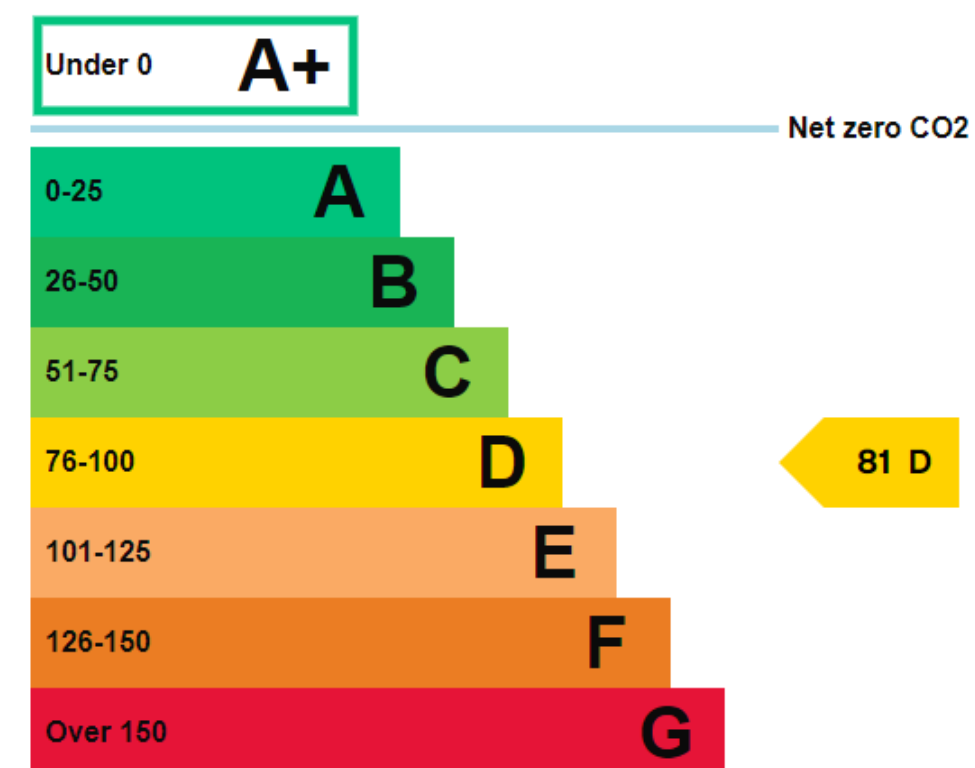
Mains water, drainage and electricity are connected to the property.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

An EPC is being commissioned

Energy rating and score

This property's energy rating is D.





**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
WYMAN SURVEYORS**

Tel: 01452 380064
Email: info@kurtwymansurveyors.co.uk
Website www.kurtwymansurveyors.co.uk

Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

Sales & Lettings | Rent Review & Lease Renewal | Valuations | Investment | Acquisition Advice | Property Management