

# TO LET

## MODERN OFFICE ACCOMMODATION

1012 SQ FT (94.02 SQ M)

**Kurt  
Wyman**

Surveyors & Property Agents



**2nd Floor, Ambrose House, Meteor Court, Barnett Way, Gloucester GL4 3GG**

**Well Located | Car Parking | Open Plan Office Suite**



## LOCATION

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Meteor court is located off Barnett Way in Barnwood.

The popular business park is well located off the A417 and close to the City's outer ring roads.

Junction 11A of the M5 Motorway is circa 2 miles. The Gloucester bypass provides convenient access to Cheltenham via the A40 and also the Forest of Dean to the west.

## DESCRIPTION

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A modern and well appointed 2nd floor office suite within a three storey purpose built office building.

The main features include:-

- Predominantly open plan
- Meeting rooms installed
- Underfloor mounted boxes for telecoms
- Modern kitchenette with base and wall units
- Polyester powder-coated double glazed aluminium windows
- Four dedicated car parking spaces
- Suspended tiled ceilings with inset lighting



## KEY INFORMATION

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### SERVICES

Water, drainage and electricity are connected to the property.

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

### ENERGY PERFORMANCE CERTIFICATE RATING (EPC)

C - 59

### RATING

The 2023 Rating list shows the property is described as 'Offices and Premises' with a Rateable Value of £12,500.

### SERVICE CHARGE

A service charge will be levied to cover the upkeep and maintenance of the common parts of the estate and building (further details from marketing agents).

### QUOTING TERMS

The property is available by way of a new Full Repairing and Insuring Lease for a negotiable term of years.

### QUOTING RENTAL

£ 15,200 per annum exclusive.

### LEGAL COSTS

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

### VAT

All figures are quoted exclusive of VAT.

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

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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.

  
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