

TO LET

HIGH QUALITY 2ND FLOOR OFFICES

3,906 FT (363 SQ M)

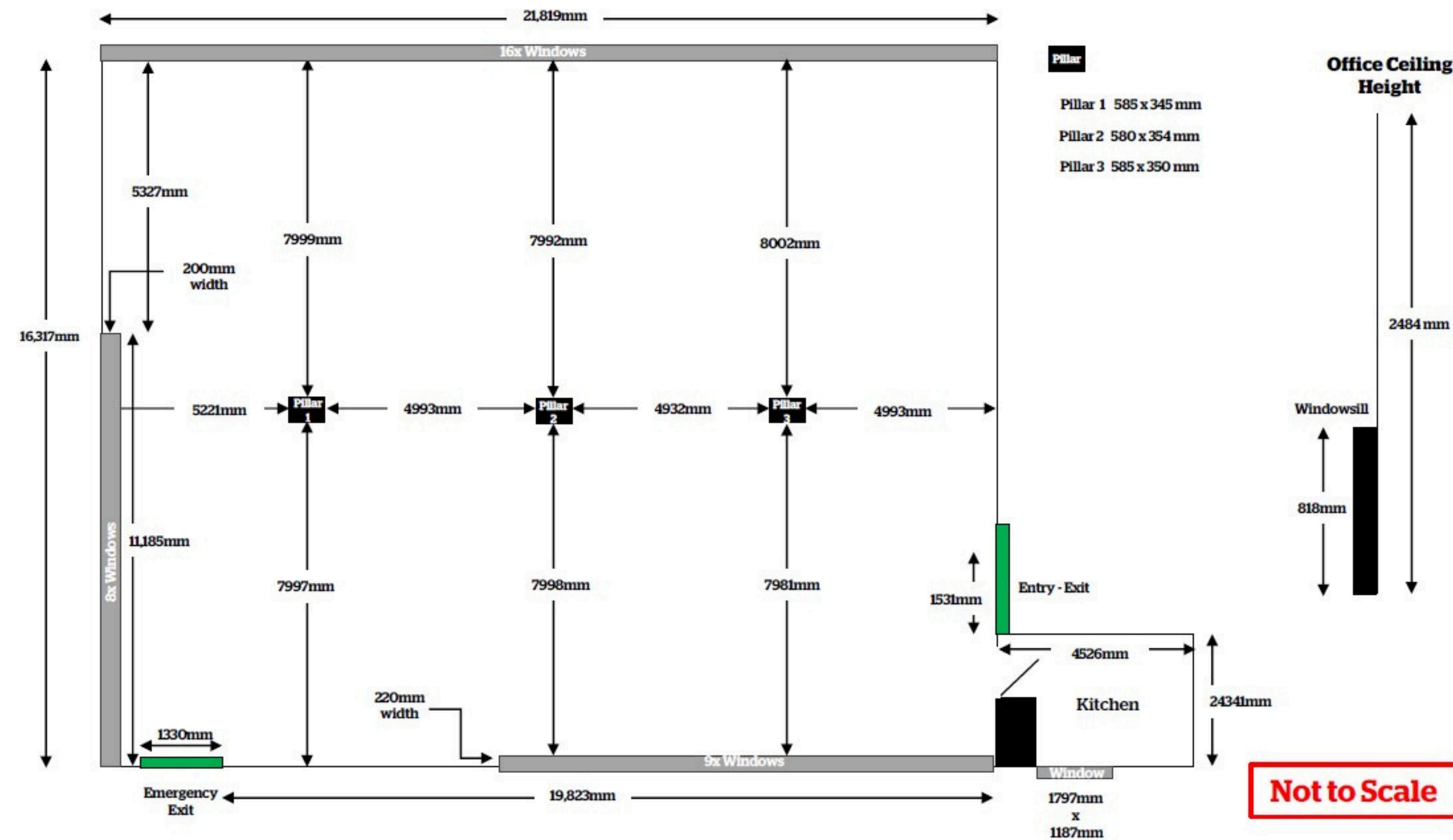
Kurt Wymman
Surveyors & Property Agents



Cardomax House, Corinium Avenue, Barnwood, Gloucester, GL4 3HX

High Quality Offices | Generous Allocated Parking | Newly Refurbished

DESCRIPTION



A three storey purpose built office building of a frame construction with solid concrete floors and facing brickwork to the elevations.

The main features comprise:

- New High Quality Fit Out
- Exclusive Kitchen
- Ladies & Gents WCs
- Generous Allocated Parking
- Open Plan Floorplate
- Personnel Lift Installed
- Use of On site meeting rooms
- On site cafe

Cardomax House benefits from an excellent location adjacent to Corinium Avenue, close to Gloucester's ring roads. Gloucester Train station is 1.5 miles away and Bus services run from Cheltenham and Gloucester every 10 minutes.

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. The M5 motorway provides convenient access to the Midlands, South and Southwest.

The area offers a variety of local facilities with Sainburys and M & S food Hall both within walking distance.



KEY INFORMATION

RATING

Currently the property is jointly assessed for business rates, any interested parties are advised to make their own enquiries with regards business rating.

QUOTING TERMS

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

QUOTING RENTAL

£54,684 (£14 psf)

LEGAL COSTS

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

VAT

VAT is chargeable on the rental.

SERVICES

All mains services are connected to the property.

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

Energy performance Certificate (EPC) Rating: TBC

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

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