

# TO LET

## 1ST FLOOR OFFICE SUITE/STUDIO

776 SQ FT (72.09 SQ M)



**130, Bristol Road, Gloucester, GL1 5SQ**

**Prominent Roadside Position | Exclusive Entrance | Allocated Parking**



## LOCATION

The property is situated on the Bristol Road in Gloucester approximately ½ mile from the City Centre.

The Bristol Road is one of the main arterial routes into the City from the South and is popular with both national and local occupiers.

The popular Gloucester Quays Designer Outlet Village and historic Gloucester Docks are within a few minutes' walk.

## DESCRIPTION

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The property comprises a Ground floor reception area and first floor office/studio accommodation.

The office suite benefits from 4 distinct working areas, all with natural light.

The area is a well established commercial location and is popular with a range of retail and trade businesses.

### Main features:

- Ground Floor reception Area
- Separate Kitchen & WC
- 4 First floor Offices
- Allocated Parking
- Finished to a high quality
- May suit a range of uses



## KEY INFORMATION

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### RATING

The April 2023 rating describes the property 'Offices & Premises' with a rateable value of £5,800 .

### QUOTING TERMS

The property is available by way of a new lease on a full repairing and insuring basis (via a service charge) for a negotiable term of years.

### QUOTING RENTAL

£7,500 pa

### LEGAL COSTS

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

### VAT

All prices are quoted exclusive of VAT.

### SERVICES

All services are connected to the property.  
Gas Central heating via traditional style wet radiator system.

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

### EPC

The property has achieved an Energy rating of 47 - B.



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

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