

TO LET

HIGH QUALITY OFFICES

UNITS 1 & 2. 1,250 SQFT (116.13 SQ M)

**Kurt
Wymman**
Surveyors & Property Agents



1 & 2, The Steadings Business Centre, Maisemore, Gloucester, GL2 8EY
5 minutes to Gloucester City Centre | Ample on site parking | Exclusive Access



Steadings Business Centre is located in the village of Maisemore approximately 2 miles to the west of Gloucester City Centre via the A417 and A40.

Sat Nav: GL2 8EY

What3 Words: //Sound.dolly.linked

DESCRIPTION

- Units 1 & 2 are connected ground floor suites within an exclusive Courtyard Development on a popular semi rural business centre.
- Excellent natural light throughout
- Ample parking
- High speed internet is available throughout the site
- Heating via an effective Biomass Boiler offering significant savings on heating costs. Heating is included within the service charge.
- Newly decorated
- May suit a variety of uses (STP)



SERVICES

Water, drainage and electricity are connected to the property.

Heating is provided through an effective environmental waste timber fuelled boiler serving the whole site.

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

EPC

Energy Performance Rating : A - 20

RATING

The 2023 Rating lists the property as 'Offices and Premises' with a combined assessment of £13,500.

QUOTING TERMS

The property is available by way of a new Full Repairing And Insuring lease for a minimum of 2 years.

QUOTING RENTAL

Units 1 & 2 1,250 Sq ft - £18,750 per annum

A site service charge is also Levied.

LEGAL COSTS

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

VAT - VAT is chargeable.





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Surveyors & Property Agents

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

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