



Goodridge Court, Goodridge Avenue, Gloucester
£23,750 pa

Office to rent

****AGENT NOTE'S- Subject to interest & request- Office Booths/Pods can be installed****

****Whilst we endeavour to answer all email enquiries, due to high demand, please call to avoid disappointment****

**** 12.50 Per Sq Foot- Excellent Commercial Office Opportunity****

Welcome to Goodridge Court, located in a prominent position opposite the main A38 Cole Avenue junction. It lies a short distance south-west of the City centre in the commercial location of Quedgeley. Transport links to the property are good with Junction 12 of the M5 motorway. Amenity is well provided for locally with ample shops and retail outlets nearby.

Comprising of: Goodridge Court comprises a two-storey office building, constructed with a steel portal frame core, surrounded by full height brickwork underneath a multi pitched roof. The first-floor office is now surplus to requirements and offered to let.

It is accessed through a communal entrance hall and stairwell. The open plan space is broadly rectangular, with a central core comprising WCs and small kitchenette room.

Internally the space is finished to a high-quality modern specification with perimeter trunking and floor channelling, suspended ceilings, recessed lighting, double glazing and carpeted throughout.

The offices are offered by way of new lease with a service charge to cover communal maintenance Seven parking spaces are offered.

Key Points:

Deposit: N/A

Available date: Now (Subject to Checks)

Heating: Gas- Central Heating

Parking: Allocated- Communal Off-Road- Seven Spaces Available

White goods: Office Kitchenette

Tenancy length: Flexible Lease Terms Available

To arrange a viewing or for more details please call the Tewkesbury office.

Energy efficiency rating: D/78

Council tax: Commercial Rate

****Tenant Commercial Administration fee 300 + vat****

****ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY****

Utilities & Restrictions

Parking facilities- Allocated- Communal Off-Road- Seven Spaces Available

Accessibility features- Yes

Utility supplies- Mains- Gas & Electric- Billed on space use

Rights and restrictions- Yes

Listed Property status- None

Flood risks- None

The Charles Carter Difference

Charles Carter Lettings is an award winning, independent agency established in 2009, we are 100% dedicated to being letting and property management specialists, ensuring your rental property is our number one focus and priority. We understand you are entrusting us with one of your most valuable assets and expect a professional and effective management service.

All services are personally overseen by Company Director Eddie Carter, who is always available directly when required. Our company is built on recommendation and repeat business, so high levels of service are at the heart of the company and its values. We cover the 3 Counties Worcestershire, Herefordshire and Gloucestershire from our central office located in Tewkesbury meaning all your property needs are under one roof.

If you are looking for a specialist independent property management service, then please do not hesitate to contact the office. We offer bespoke tailored services to our clients, and we would love to hear from you and find out how we can help you.

TENANT FEES SCHEDULE

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Holding Deposit (per tenancy): One weeks rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under 50,000 per year): Five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of 50,000 or over per year): Six weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent:

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of 15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request): 50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenants Request): 50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlords instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenants Request): Should the tenant wish to leave their contract early, they shall be liable to the landlords costs in re-letting the property as well as all rent due under the tenancy

until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

If you any questions on our fees, please ask a member of staff.

CLIENT MONEY PROTECTION:

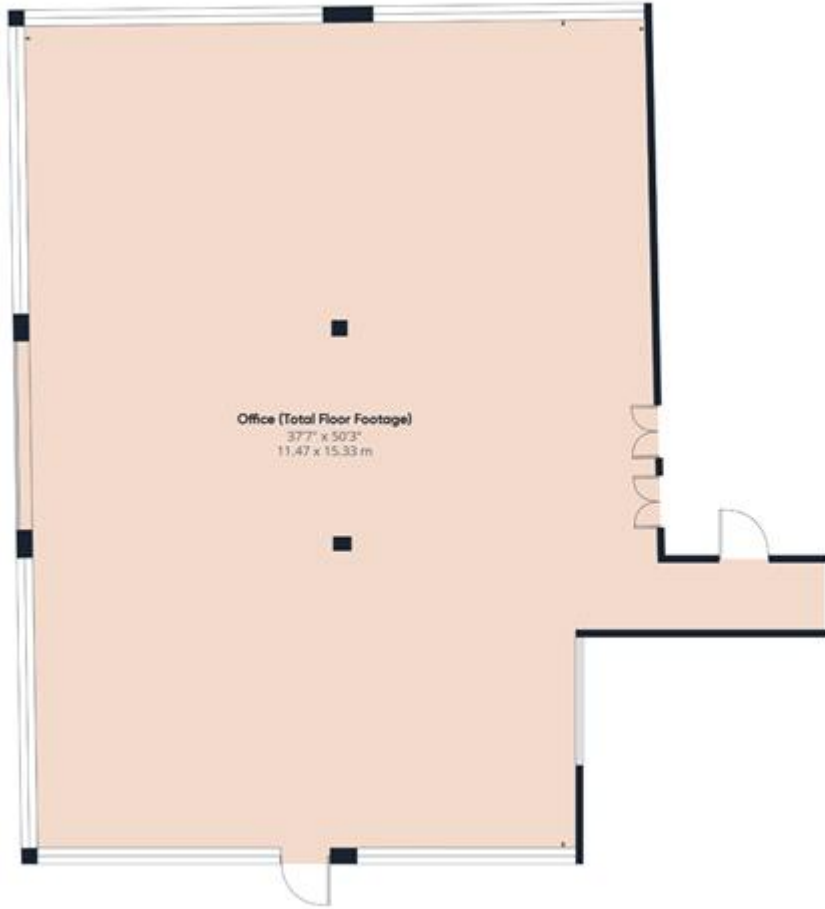
The UK Association of Letting Agents

Property Redress Scheme

Deposit: £0



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



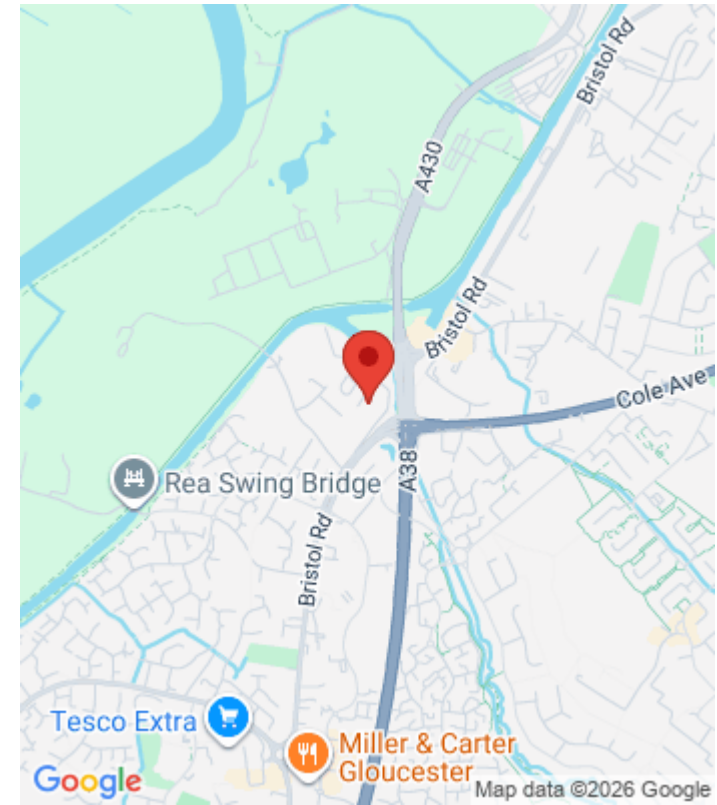
Approximate total area*
1864.31 ft²
173.2 m²

(* Excluding balconies and terraces)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

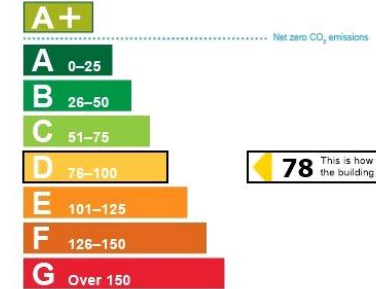
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Performance Asset Rating

More energy efficient



Less energy efficient