



Twigworth Court, Twigworth
Gloucester, GL2 9PG

Last Remaining Unit approx. 1,682 sq ft (156.3 sq m)

Subject to contract

- Countryside Views
- Attractive Red Brick Former Farm Buildings
- New Lease Available
- Generous Parking Allocation
- Excellent Transport Links

Location

Twigworth Court is located in the rural village of Twigworth, fronting onto the A38 between Tewkesbury and Gloucester. The site is also convenient for Cheltenham (4.5 miles/7.5 km distant) and the M5 Motorway, with junctions 10 and 11 accessible within 5.5 miles (8.5 km).

Description

Twigworth Court comprises a collection of attractive red brick former farm buildings sympathetically restored to provide unique office accommodation. The development offers a variety of units over ground and first floor and is situated in a beautiful rural setting. The units available offer a flexible open plan layout with the benefit of two partitioned meeting/office rooms with part vaulted, part suspended ceilings (unit 1) and fully vaulted ceiling in Unit 10. The offices benefit from private WC's, staff break out area (Unit 1 Only) and a Kitchen. Externally there are a number of communal landscaped courtyard areas, countryside views and a generous non-allocated parking provision.

Accommodation

We calculate the following approximate net internal areas:

Unit 1	1,682 sq ft (156.3 sq m)
Unit 8	LET
Unit 10	LET
Unit 16 (UNDER OFFER)	541 sq ft (50.3 sq m)
Unit 17 (UNDER OFFER)	620 sq ft (57.6 sq m)

Terms

Quoting Rents are as follows;

Unit 1 - £27,000 per annum, exclusive.

Unit 8 - LET

Unit 10 - LET

Unit 16 - £9,000 per annum, exclusive.

Unit 17 - £10,250 per annum, exclusive.

New Lease(s) available on internal repairing and insuring terms. Please contact the office for further details.

Rates

The premises are currently assessed on the following basis;
Rateable Value (RV)

Unit 1 - £17,000

Unit 8 - £9,700

Unit 10 - £7,900

Unit 16 - £5,400

Unit 17 - £6,200

Rates payable are a proportion of RV and applicants should enquire to the local authority for confirmation of this. Please note that most occupiers will benefit from 100% rates relief for RV's below £12,000.

Source: Valuation Office Website.

EPC

The Properties have been assessed with the following ratings;
Unit 1 - D-90.

Unit 8 - D-87.

Unit 10 - D-91.

Unit 16 - D-81

Unit 17 - D-79.

Value Added Tax

We understand that VAT will be payable on the rent.

Viewings

By prior appointment with the sole agents.



Unit 1 Internal

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