



alder king

PROPERTY CONSULTANTS

# TO LET

Ground Floor Office Space

2,325 sq ft (215.99 sq m)

- Refurbished Grade A Accommodation
- Excellent Business Park Location
- Available on a New Lease

Ground Floor North

1210 Lansdowne Court

Gloucester Business Park, Gloucester, GL3 4AB

# Location

## Location

Gloucester Business Park is superbly located between Gloucester and Cheltenham close to the junction of the M5 Motorway and the A417/9 Gloucester Swindon trunk road.

The Park is accessed by both a dual carriageway link to Junction 11A of the M5 and the A417/9 and also by the dual carriageway Barnwood Bypass.

Gloucester Business Park is an established high quality development providing an excellent environment for businesses. The Park extends to some 276 acres and has an unrivalled amenity offer including a Tesco foodstore, David Lloyd Health Club, a Premier Inn and public house and the Whittle Centre which also provides a Costa Coffee, Subway and Greggs.

Business occupiers on the Park include BAE, Ageas, Lockheed Martin, Ecclesiastical Insurance and EDF.

**M5**



**Junction 11A  
1 mile north**

**A417/9**



**1 mile north**

**Gloucester**



**4 miles**

**Cheltenham**

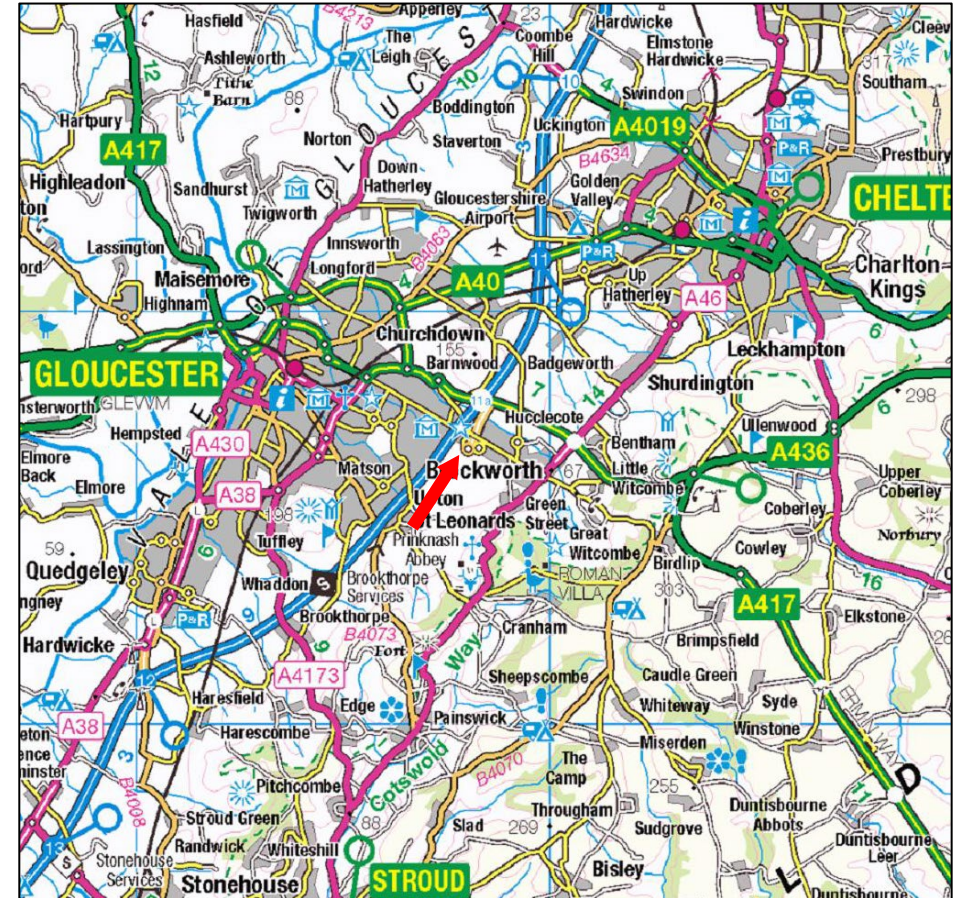


**7 miles**

**Bristol**



**39 miles**



# Accommodation

## Description

1210 Lansdowne Court is a high quality, two storey office building with feature brick and render elevations under a pitched, tiled roof.

The available suite comprising part of the ground floor has been refurbished to a high specification including open plan space, raised access floors, suspended ceiling with LED lighting, central heating and 12 allocated car parking spaces. A centrally located service core provides communal services for the building.

Net Useable Area	Sq ft	Sq m
Ground floor	2,325	215.99



**Fully accessible  
raised floors**



**Suspended  
ceilings**



**Onsite  
parking**



**12 spaces**

**LED  
lighting**



# Rates | EPC | Terms | Map

## Business Rates

The property will require a new assessment. Interested parties should make their own enquiries to Tewkesbury Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The property has an EPC rating of B-49.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

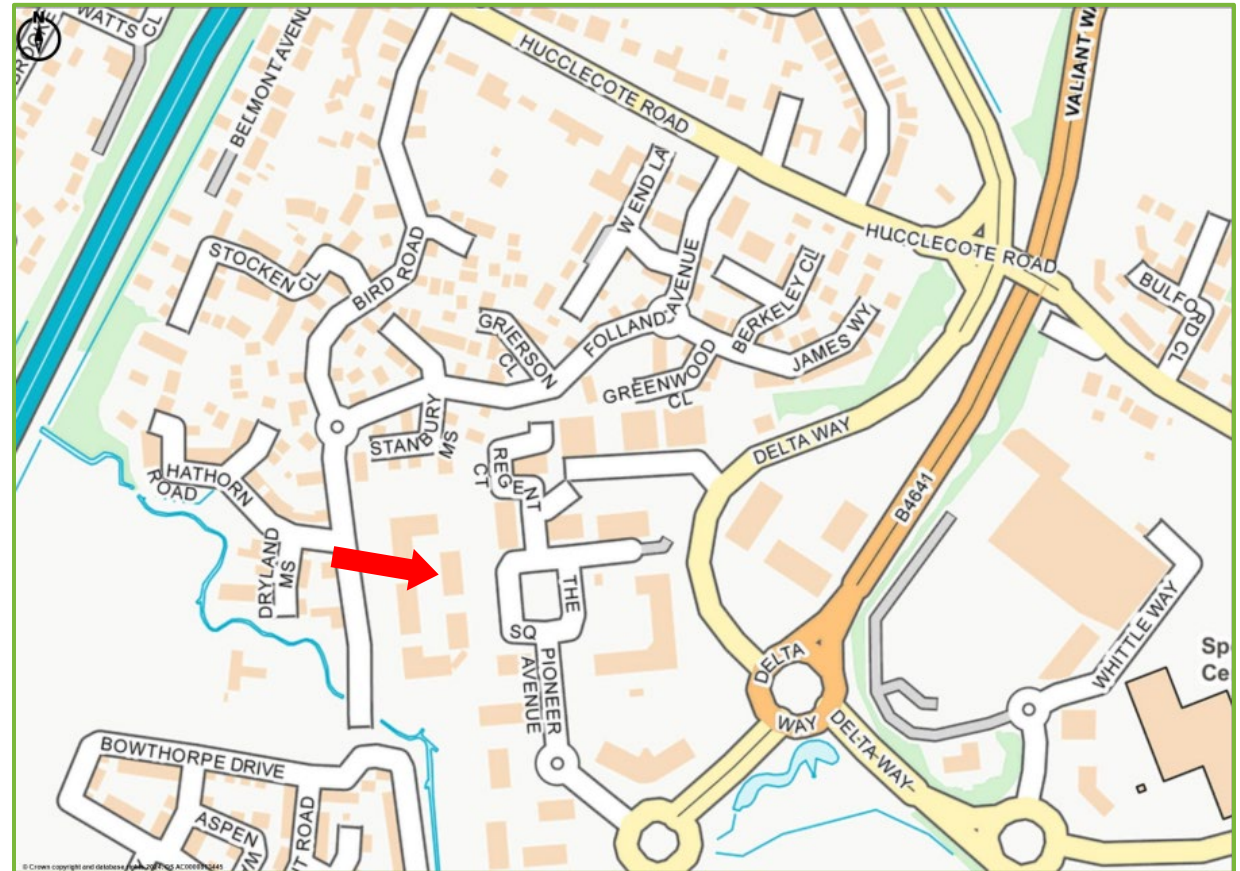
The property is available to let on a new lease with vacant possession. Full details are available from the agents.

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.



# Viewing Arrangements

For further information or to arrange an inspection, please contact the joint agents:



**Alder King Property Consultants**  
Brunswick House  
Gloucester Business Park  
GLOUCESTER  
GL3 4AA

[www.alderking.com](http://www.alderking.com)

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**Date:** July 2024  
**Subject to Contract**



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## Important Notice

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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.