

TO LET

HIGH QUALITY OFFICES

3,650 SQ FT (339.09 SQ M)



The Glass Barn, Overton Farm Business Centre, Maisemore, Gloucester, GL2 8HR
5 minutes from Gloucester City Centre | Air conditioned | Ample Car Parking



LOCATION

Overton Business Centre is located in the village of Maisemore approximately 3 miles to the west of Gloucester City Centre via the A417 and A40.

This location offers convenient access to Gloucester City Centre and to the motorway network at either the M50 or M5.

DESCRIPTION

A high quality and modern detached 2 storey office building of which the main features comprise:-

- Profiled and insulated cladding to the elevations under an insulated and barrel-vaulted profiled sheet roof.
- The front elevation comprises an impressive full height glazed curtain wall.
- Predominantly open plan floor plates.
- Exposed services.
- Meeting rooms and managers offices.
- Well Appointed Staff Kitchens & welfare suites at Ground & First Floor.
- Male & Female WCs and accessible WC.
- 24 dedicated car parking spaces.

The property has a floor area of approximately 3,650 sq ft (339.09 sq m), measured on a Nett Internal Area (NIA) basis.



SERVICES

Mains Water, drainage and electricity are connected to the property.

Air Source Heating and Cooling, LED Lighting is installed throughout.

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

RATING

TBC

QUOTING TERMS

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

QUOTING RENTAL

£67,500 per annum exclusive.

LEGAL COSTS

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

VAT

VAT is not chargeable in the rental.

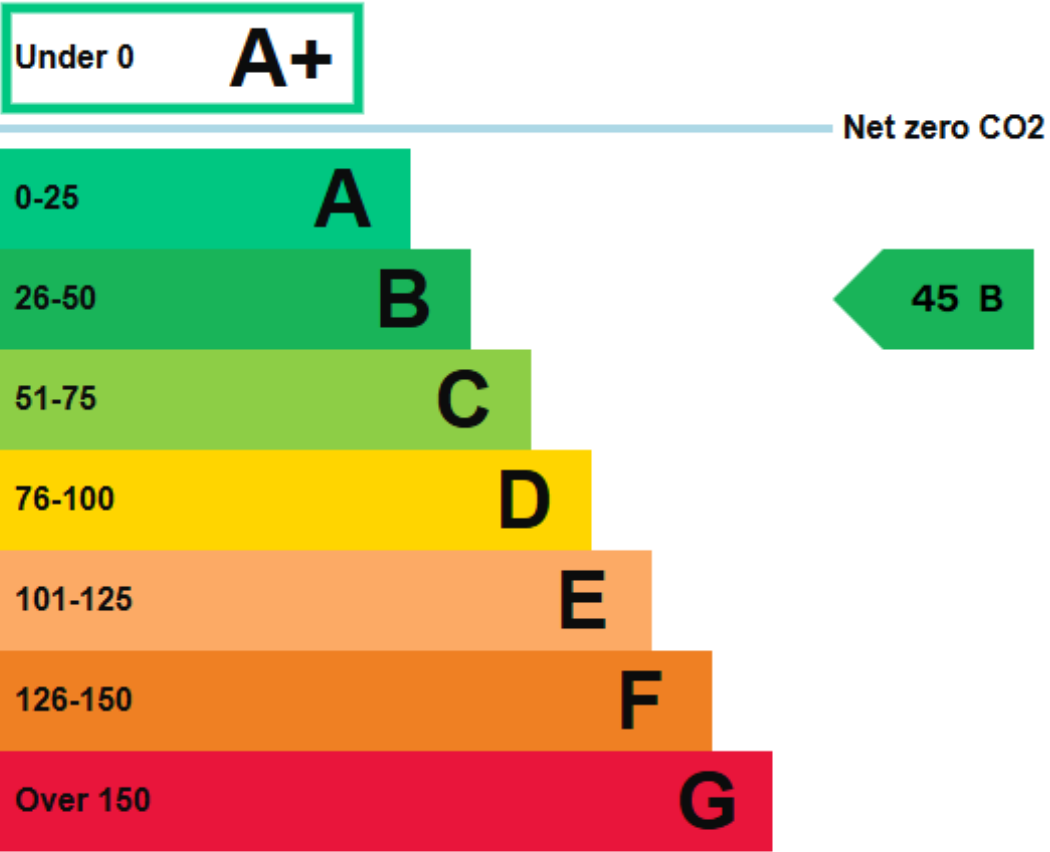


KEY INFORMATION

EPC

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.



The logo for Kurt Wyman Surveyors & Property Agents. It features a green triangle to the left of the word 'Kurt' in a large, bold, sans-serif font. Below 'Kurt' is the word 'Wyman' in a similar font, with the 'W' being larger and more stylized. Below 'Wyman' is the text 'Surveyors & Property Agents' in a smaller, white, sans-serif font.

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