



TO LET



# Agriculture House

**Two self-contained first floor office suites to let by way of new leases for terms to be agreed.**

## Location

The property is situated on a well-established roadside location, St Oswald's Road (A417), which has good links into the city centre, dual carriage way access to J11 of the M5 Motorway and the A40 Gloucester/Forest trunk road. Gloucester City Centre is approximately 1 mile south, with Cheltenham approximately 9 miles north-east.

The property is a multi-tenanted property and attracts a wide range of businesses to include sports massage/chiropractors, licensed premises, and general office uses. Nearby amenities include St Oswald's retail park anchored by Tesco and B&Q, with other users including Sub Way, Costa and NatWest bank.

## Description

The main building suite comprises three inter-connecting offices situated on the first floor and accessed through a communal entrance foyer off the main building's north elevation.

Suite	SQ M	SQ FT	Rental per annum	Availability
First Floor Suite, Main Building	18.8	202	£2,850	Available
First Floor Suite, New Wing	63	678	£8,000	Available

The suite has a carpeted floor with plastered painted walls and ceilings with fluorescent lights, central heating, and single glazed sash windows.

The new wing suite is the first floor of a two storey 1970's extension of a painted brick and composite cladding resting under a flat roof. The suite has a carpeted floor, suspended ceilings with fluorescent lights, central heating and double glazing.

Both suites benefits from communal toilets and kitchenette. Parking is available in an extensive tarmacadam and unsurfaced car parking area.

## Rates

The rateable values showing on the Valuation Office website are:

Suite Main Building: £3,300  
Suite New Wing: £4,750

The rates will need to be re-assessed.

Prospective occupiers are advised to make their own enquiries of the Local Authority to establish any transitional relief that may be applicable.

## Planning

The property is used for offices which falls within Class E (formerly Class B1) of the Use Classes Order 1987.

## Terms

Each suite is available by way of a new internal repairing and insuring lease for a term to be agreed.

## Service Charge

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

## EPC

Both Suites have an EPC Rating of D-92.

## VAT

The property is elected for VAT.

## Legal Costs

Each party to bear their own costs incurred in the transaction.





# Request a viewing


For further information or to request a viewing, please get in touch

## Key contacts



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