





Welland House, Barnwood Business Park

Modern open plan office accommodation in an excellent location close to Junctions 11 & 11A of the M5.

Location

The property is located on the north side of Barnett Way at the north-western corner of the Barnwood Fields Business Park adjacent to two other detached office buildings, Meteor Court and Ambrose House. The Business Park is located off the A417, Corinium Avenue roundabout ½ mile to the east, some 2½ miles east of Gloucester City centre and 1½ miles west of Junction 11A and 3½ miles south of Junction 11 of the M5 motorway. Other occupiers in the immediate vicinity include Vodafone, Virgin Mobile, Barclays Bank, EDF Energy, GCHQ and Sainsburys.

Description

The property comprises a detached three storey office building of steel frame with brick elevations under a pitched tiled roof. It has double glazed, powder coated aluminium framed windows and doors and lift to all floors.

The office accommodation has raised floors to provide electricity, computer and telephone cabling with a carpeted floor covering, emulsion walls and suspended acoustic tiled ceiling with integral LED lighting, wall mounted radiators served by a gas fired central heating boiler and cassette air conditioning units. Kitchen and WC facilities are provided on each floor and the property has 32 allocated car parking spaces.

Accommodation

(Approximate net internal floor areas)

	M2	Ft2
Ground floor	245.76	2,645
First floor	248.35	2,673
Second floor	245.71	2,645
Total	739.82	7,963

EPC

Ground Floor	B
First Floor	B-43
Second Floor	B-46

Planning

Office use.

Rates

The Rateable Values listed on the Valuation Office Agency website are:

Ground Floor:	£31,500
First Floor:	£31,750
Second Floor:	£31,750
Rate in £ 2023/2024:	0.499

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered by way of a new lease for a term to be agreed. Consideration will be given to lettings on a floor-by-floor basis. A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

Rent – to be based on £15 per sq ft.

VAT

The property is elected for VAT.

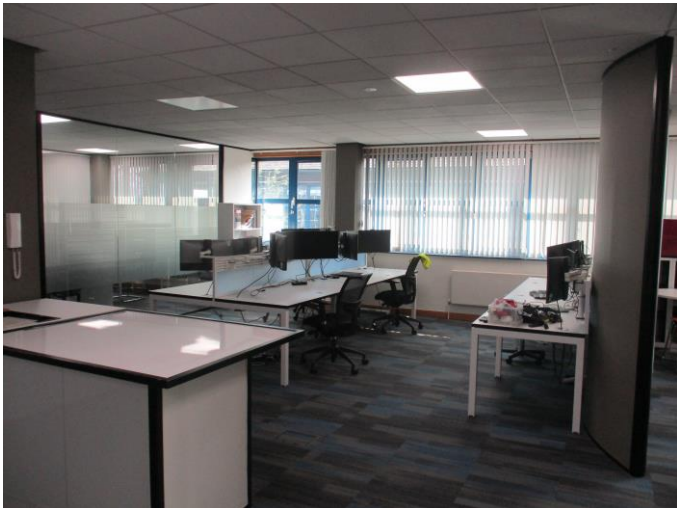
Legal Costs

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





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Request a viewing

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

Key contacts



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