

PERIOD OFFICE BUILDING TO LET

Gloucester

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PROPERTY CONSULTANTS



Grade II Listed Period Office Building

**3 Beaufort Buildings
Spa Road
Gloucester
GL1 1XD**

**2,938 sq ft
(272.73 sq m) net approx.**

- Within walking distance of Gloucester Docks
- Attractive views towards Gloucester Park
- New lease available

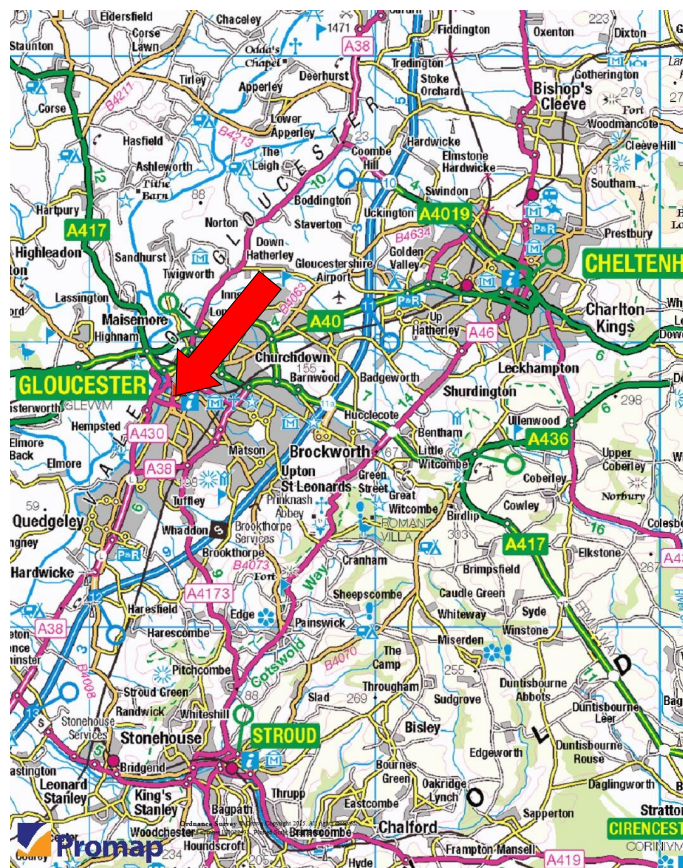


3 Beaufort Buildings, Spa Road, Gloucester

Location

Gloucester is a historic cathedral city with a population in excess of 110,000 and is situated 10 miles west of Cheltenham and 35 miles from Bristol. There is easy access to the M5 Motorway via Junctions 11, 11A and 12.

The property is situated at the lower end of Spa Road to the south of the city centre and within easy access to the bus and railway stations. The property benefits an attractive outlook towards Gloucester Park being situated to the south of the property.



Description

The property comprises a Grade II Listed three storey period building of traditional construction, with painted facades incorporating sash windows. There is also a basement.

The property comprises a range of offices and meeting rooms, and male and female WCs.

There is an enclosed external area to the rear of the property accessible only through the property.

There are 5 allocated parking spaces to the front of the building.

Accommodation

All measurements are approximate Net Internal Areas.

Area	Sq ft	Sq m
Ground, first, second and third floor offices including mezzanines	2,938	272.73

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Tenure

The property is available by way of a new full repairing and insuring lease to be contracted outside of the Landlord & Tenant Act 1954.

Rent

£30,000 per annum exclusive.

Planning

We advise prospective tenants to make their own enquiries to the local planning authority regarding consents required to undertake any alterations to the building.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.



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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

VAT

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

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

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

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