



For Lease

- Flexible Terms
- Enhanced Security

Ground Floor, Building 1220, Gloucester
Business Park, Lansdowne Court, Gloucester,
GL3 4AB

5,210 sq.ft. (484.02 sq.m.)

Location

Gloucester Business Park is located almost midway between Gloucester and Cheltenham, with its own link road to Junction 11A of the M5 motorway. It is approximately 4 miles from Gloucester, 6 miles from Cheltenham and adjoins the A417 dual carriageway trunk road to Swindon, M4 motorway being approximately 30 miles away.

Building 1220 is located prominently within Gloucester Business Park which is Gloucestershire’s premier office location which benefits from numerous retail and leisure facilities within the immediate vicinity .

Description

The property is a two storey office building set within an attractive landscaped business park. The available suite comprises a ground floor office, incorporating the existing high security fit out. Furniture is available by negotiation.

EPC – The property has been graded as 95 (D).

Terms

Short and long term deals will be considered.

Availability

The available suite comprises 5,210 sq ft of ground floor accommodation.

Description	Sq. M	Sq. Ft
Ground	484.02	5,210

An additional c. 3,400 sq ft is available by way of separate negotiations.

Rent

The current passing rent is £93,384 per annum. Attractive incentives are available.

Business Rates

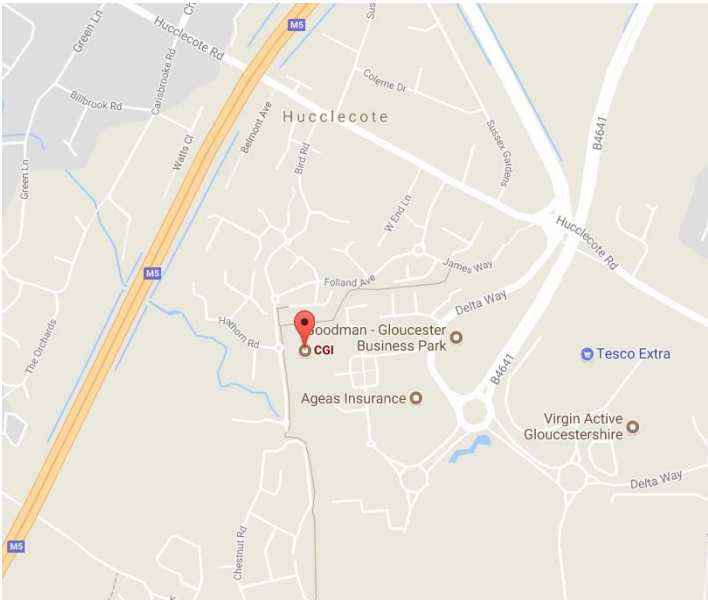
Rates payable: £7.16 per sq ft

Service Charge

Available on request

Amenities

- 24 hour access
 - Air-conditioning
 - Raised floors
 - Suspended Ceilings
- Existing fit out including:
- Kitchenette
 - LG7 Lighting
 - 24 parking spaces
 - Cabling (IT & Data linking to 2 server rooms.)
 - Security items including window film, electronic shutters to windows, CCTV, alarm, secure partitions & doors, secure server room.



If you are interested and would like further information please get in touch.

Steve Lane
Steve.lane@eu.jll.com
0117 930 5675

Ian Wills
0117 930 5746
Ian.Wills@eu.jll.com

DISCLAIMER
The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00.

