

ambrose house

location

Meteor Court is located on the edge of Gloucester and benefits from good road communications being situated adjacent to the A417 trunk road which links to Junction 11a of the M5 motorway approximately 1.5 miles to the east. It also links with the M4, M50, M6 and M42 motorways. There is a journey time of approximately 1 hour 45 minutes to London (Paddington) from Gloucester railway station and local services to Cheltenham, Bristol and Cardiff.

The area is well established and has attracted notable occupiers such as Cheltenham and Gloucester Building Society and British Energy. The property is situated a few minutes from Gloucester Business Park where occupiers include Lynx Express Ltd and Select Business Solutions.

description

Ambrose House is prominently situated in Meteor Court, built in 1991 as a terrace of five units arranged over ground and two upper floors. Ambrose House will be extensively refurbished and each unit is available for sale or to let.

specification

Each unit will be refurbished to provide the following:

- Raised floors
- Suspended ceilings
- Gas fired central heating
- New carpets

accommodation

Units range from 2,965 sq ft to 3,151 sq ft. Each building benefits from 12 car parking spaces.

tenure

The office units are available for sale or to let on the basis of new FRI leases.

price/rent

On application.

vat

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

unit 1

Floor	Net area sq ft	Total
Ground		966
First		977
Third		1,022
Total sq ft		2,965

unit 3

Floor	Net area sq ft	Total
Ground		900
First		1,051
Third		1,053
Total sq ft		3,004

unit 5

Floor	Net area sq ft	Total
Ground		935
First		1,016
Third		1,016
Total sq ft		2,967

rates

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

unit 2

Floor	Net area sq ft	Total
Ground		974
First		1,015
Third		1,015
Total sq ft		3,004

unit 4

Floor	Net area sq ft	Total
Ground		1,009
First		1,054
Third		1,088
Total sq ft		3,151

legal costs

Each party is to bear their own legal costs in connection with any transaction.

services

We are advised that all main services are connected to the premises.

We 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.





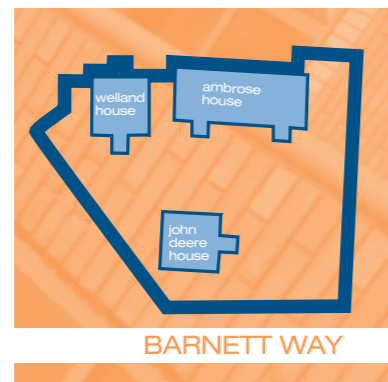
welland house

Floor	Net area sq ft	Total
Pt Ground	1,629	
Pt Ground	907	2,536
First		2,632
Third		2,632
Total sq ft		7,800

welland house

Welland House is located on the popular Meteor Court Business Park also accessed off the A417 Barnwood Bypass with easy access to the M5 at Junction 11 and 11a which are approximately 2 miles away.

Welland House provides modern self contained office accommodation on three floors and provides open plan accommodation with suspended ceilings incorporating low glare fluorescent lighting, perimeter radiators with thermostatic controls and new carpets. The floor is wired with full access to three compartment floor boxes. Male, female and disabled wc facilities are located on the ground and first floor and male and female wc facilities on the second floor. An 8 person passenger lift gives access to all floors. There are 24 car parking spaces available.



2 minutes to j11a m5

viewing

Strictly by arrangement with the sole agents:

A Development by:

WORKHAM
EUROPEAN PROPERTY

RICS Code of Practice for Commercial Leases
Please see <http://www.alderking.com/services/agency>
Asbestos Regulations
Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property. The detection of asbestos and asbestos related compounds is beyond the scope of Alder King's expertise and accordingly:
(1) Alder King makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
(2) Alder King strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.
SUBJECT TO CONTRACT

AlderKing
PROPERTY CONSULTANTS
01452 623290
BRUNWICK HOUSE-GLOUCESTER BUSINESS PARK GL3 4AA

Contact: Zoe Peace

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office suites for sale or to let

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