

Exceptional Office Deals Available

Welland House, Meteor Court, Barnett Way, Barnwood, Gloucester GL4 3GG



Welland House

To Let

High quality open plan offices with parking.

From 244 sq m (2,627 sq ft)
to 488 sq m (5,254 sq ft) approx



Location

- Barnwood is a popular out of town office location
- Gloucester (3 miles), M5 Junction 11 (2 miles), Cheltenham (7 miles)
- 1 hour 45 minute rail connection to London Paddington
- Sainsburys Superstore and Holiday Inn Express are located at Barnwood
- Other nearby occupiers include C&G and British Energy

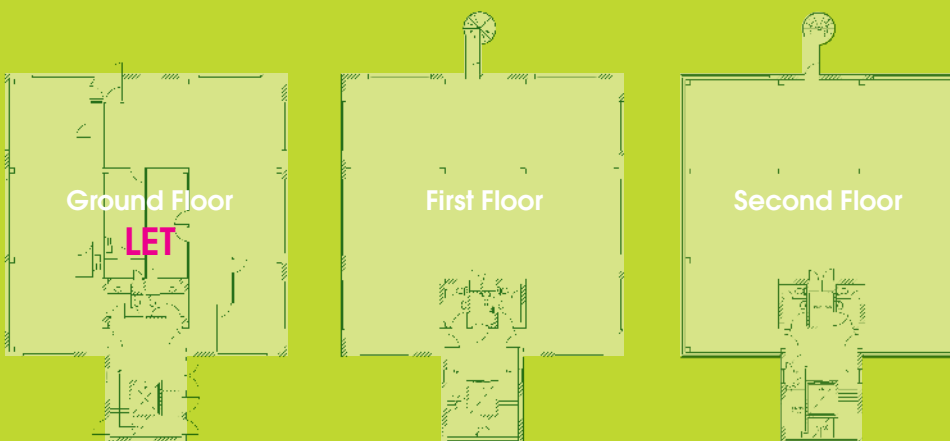




Designed & produced by www.imageworks.co.uk

Specification

- Raised floors with 3 compartment floor boxes.
- Carpeting throughout.
- Perimeter radiators with thermostatic controls.
- WC facilities at each level including disabled WC's.
- Suspended ceilings with Cat 2 lighting.
- 8 person passenger lift
- Vertical/horizontal opening sealed double glazed windows.
- Good parking ratio.



tenure

The units are available to let on the basis of new FRI leases.

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.

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.

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.



Simon McKeag
sjm@ashproperty.co.uk

John Hawkins
jhawkins@alderking.com

Subject to contract: The agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute any part of, an offer or a contract; ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of the Agents has any authority to make or give any representation of warranty whatever in relation to this property. June 2011.

www.meteorcourtoffices-goucester.co.uk

WANTED FOR SALE