

TO LET

High Quality First Floor Offices

Goodridge Court, Goodridge Avenue, Quedgeley, Gloucester, GL2 5EN

2,713 sq ft (252.04 sq m)



Bruton Knowles LLP

Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF

01452 880000

Goodridge Court

LOCATION

Goodridge Court is very well located in a prominent position opposite the main A38 Cole Avenue junction. It lies approximately 3.5 miles south-west of the City centre in the commercial location of Quedgeley. Transport links to the property are good with Junction 12 of the M5 motorway some 2.5 miles to the south Via the A38. Amenity is well provided for locally with several shops and retail outlets nearby.

DESCRIPTION

Goodridge Court comprises a two-storey office building, constructed with a steel portal frame core, surrounded by full height brickwork underneath a multi pitched roof. The first floor office is now surplus to requirements and offered to let.

It is accessed through a communal entrance hall and stairwell. The open plan space is broadly rectangular, with a central core comprising WCs and two small kitchenette rooms.

One side of the offices has been glass partitioned with a number of meeting rooms. Internally the space is finished to a high quality modern specification with perimeter trunking and floor channelling, suspended ceilings, recessed lighting, double glazing and carpeted throughout.

ACCOMMODATION

	Sq ft	Sq m
First Floor	2,713	252.04

RATES

The suite will need to be re-assessed for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

C51

VAT

The property is elected for VAT.

TENURE

The suite is offered by way of a new internal repairing and insuring lease which will incorporate a service charge to cover external and common area maintenance. The lease will be outside of the security tenure provisions of the Landlord and Tenant 1954.

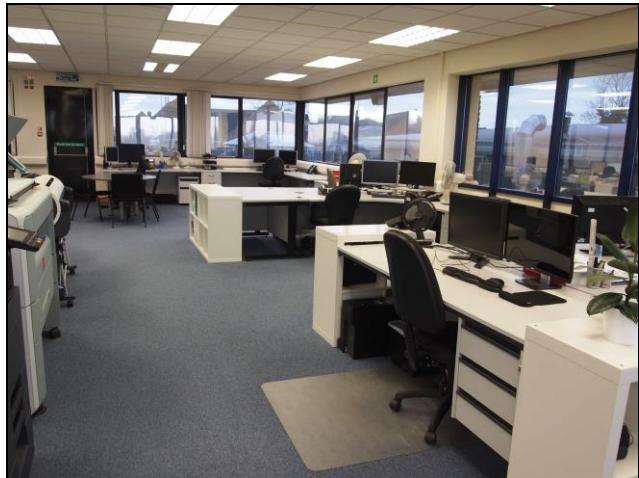
SERVICES

The office benefits from mains water, electricity and heating is provided via a central gas boiler. The cost of electricity, water and heating will be apportioned between the ground and first floor tenants.

CUSTOMER DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum,

proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



PLANNING

We understand that the property has consent for office use within Class B1 of the Use Classes Order 1987.

PARKING

The suite has 9 allocated parking spaces.

RENT

£29,850 per annum (£11.00 persqft)

SERVICE CHARGE and BUILDING INSURANCE

The service charge is currently budgeted at £2,400 per annum and the proportion of building insurance premium £500 per annum.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the letting agents.



CONTACT

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Important Notice

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.