

TO LET — Office Building at Mill Place One

90 Bristol Road, Gloucester, GL1 5SQ

BK Bruton
Knowles

est. 1862



- 3,700 Sq. Ft (NIA)
- Office Building
- 10 Parking Spaces
- Across 2 floors

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SUMMARY

- **3,700 Sq. Ft (NIA)**
- **Office Building**
- **10 Parking Spaces**
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LOCATION

The property lies within the popular Mill Place One trading estate, accessed via the A430 directly off Bristol Road. Bristol Road is the primary route between Gloucester City Centre and the south.

Gloucester City Centre is approximately 1.5 miles north, with Gloucester Ring Road approximately 0.75 miles south and Junction 12 of the M5 3 miles south.

Mill Place One is an established commercial area with a mix of office, trade and warehouse units.

DESCRIPTION

The property provides a self contained detached office building, comprises accommodation across 2 floors, including a ground floor reception area, and staff welfare facilities.

10 car parking spaces can be provided.

EPC

An EPC has been commissioned and will be available for inspection.

VAT

The property is VAT applicable and therefore VAT will be applied to all costs.

ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
Ground Floor	171.8	1,850
First floor	171.8	1,850
Total	343.6	3,700

RENT

£29,600 per annum exclusive.

TERMS

The property is available by way of a new lease on full repairing and insuring basis for a term of years to be agreed.

PLANNING

We are advised the property has consent for office use, all parties should contact the local council to determine further suitable uses.

RATES

We advise that all interested parties make their own enquiries with the GOV UK rates valuation.

<https://www.gov.uk/correct-your-business-rates>

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Edward Jenkinson

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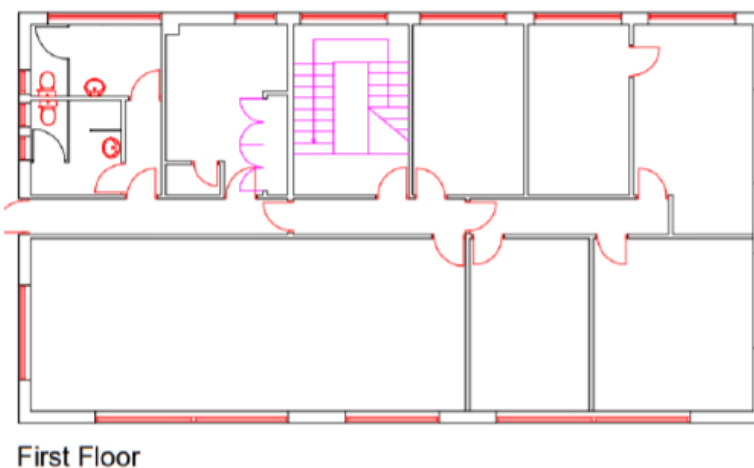
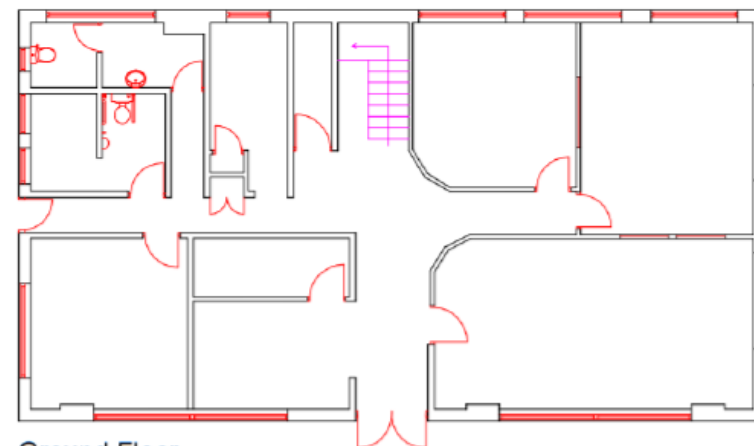
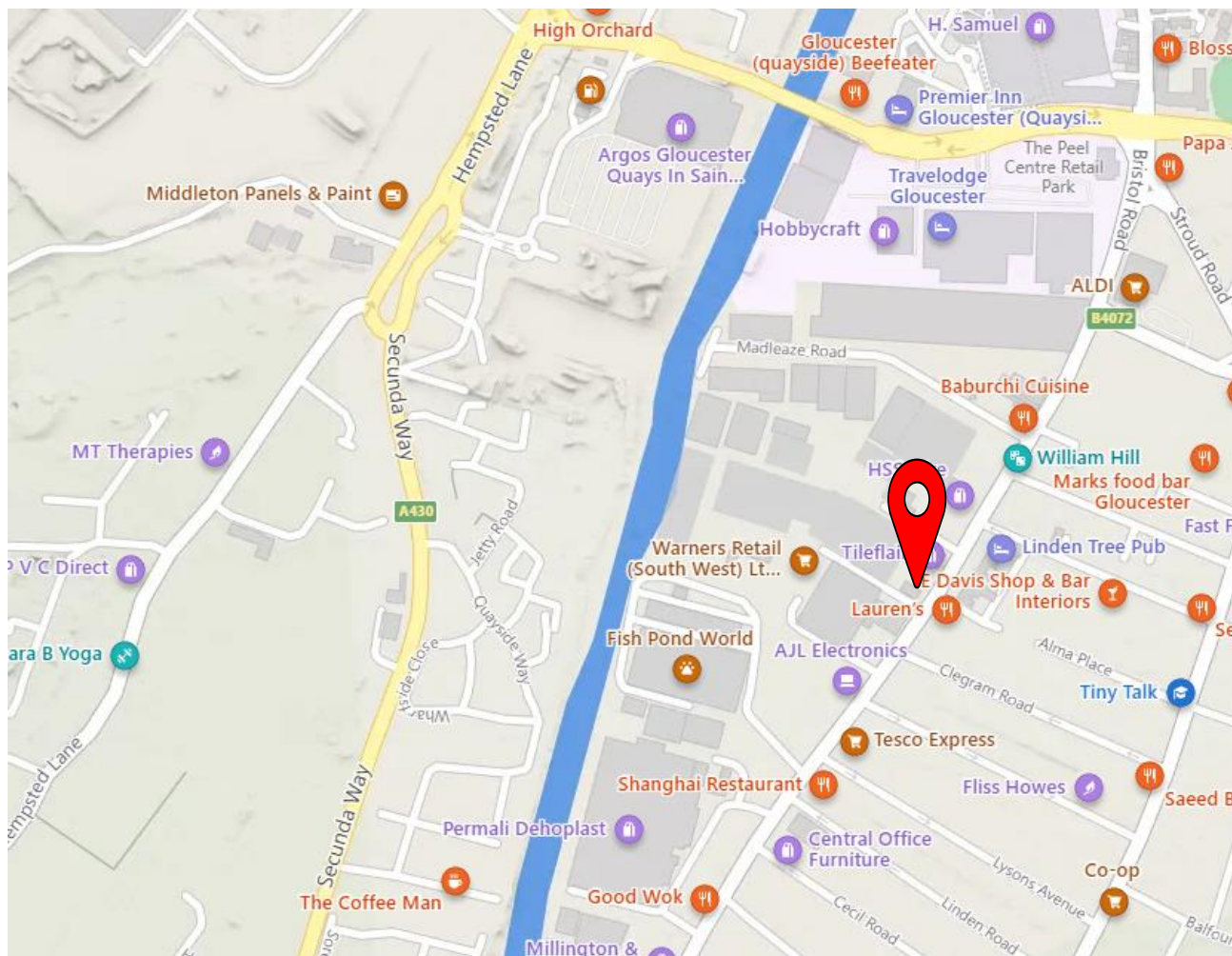
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