

FOR SALE

Office Investment Opportunity

Cranham House, Green Farm Business Park, Gloucester, GL2 4LY

 **BRUTON
KNOWLES**



- Combined Passing Rent £27,150
- 8 Car Parking Spaces
- Leases Expiring 2028
- Popular Business Location

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Location

The property enjoys an excellent strategic location with easy access to the A38, Gloucester city centre, and the M5 motorway at Junction 12, making it a highly accessible business destination within Gloucestershire. The surrounding area is primarily commercial, accommodating a range of office occupiers and professional service firms.

The boundary provides 8 car parking spaces to the front of the property

Description

Cranham House presents a modern and practical commercial base within one of Quedgeley's established business locations.

As the registered office location for Opex Holdings and otherenterprises, Cranham House functions as a dedicated commercial property designed to support administrativeand operational activities.

The surrounding business park environment provides a well-maintained setting with good parking provision, straightforward vehicular access and proximity to neighbouring commercial operators.

Accommodation (NIA)

Unit	SQM	SQFT
Ground Floor Commercial	109.73	1,181
First Floor Offices	103.40	1,113
Total	213.11	2,294

Energy Performance Certificate

C-67

VAT

VAT is applicable on all costs unless stated otherwise.

Guide Price

£325,000

Tenure

The freehold is available by way of private treaty.

Occupational Lease Terms

DIS SPRINKLERS LIMITED – FIRST FLOOR

- 5 Year Term
- Outside S24-28 L&T Act 1954
- £17,500 per annum exclusive
- £1,875 per annum service charge contribution

GLOUCESTER ASSOCIATION OF PARISH AND TOWN COUNCILS – GROUND FLOOR

- 5 Year Term signed 25/7/2023
- Outside S24-28 L&T Act 1954
- £9,650 per annum exclusive

Rates

Ground Floor

The ground floor is due to be re-assessed

First Floor

Rateable Value: £15,250

Description: Office and Premises

Data Pack

Copy of leases and further building documents available in the data pack. Access available on request.

Viewing

Viewing is available by prior appointment with the sole agents, Bruton Knowles, only. Contact details can be found on page 3.

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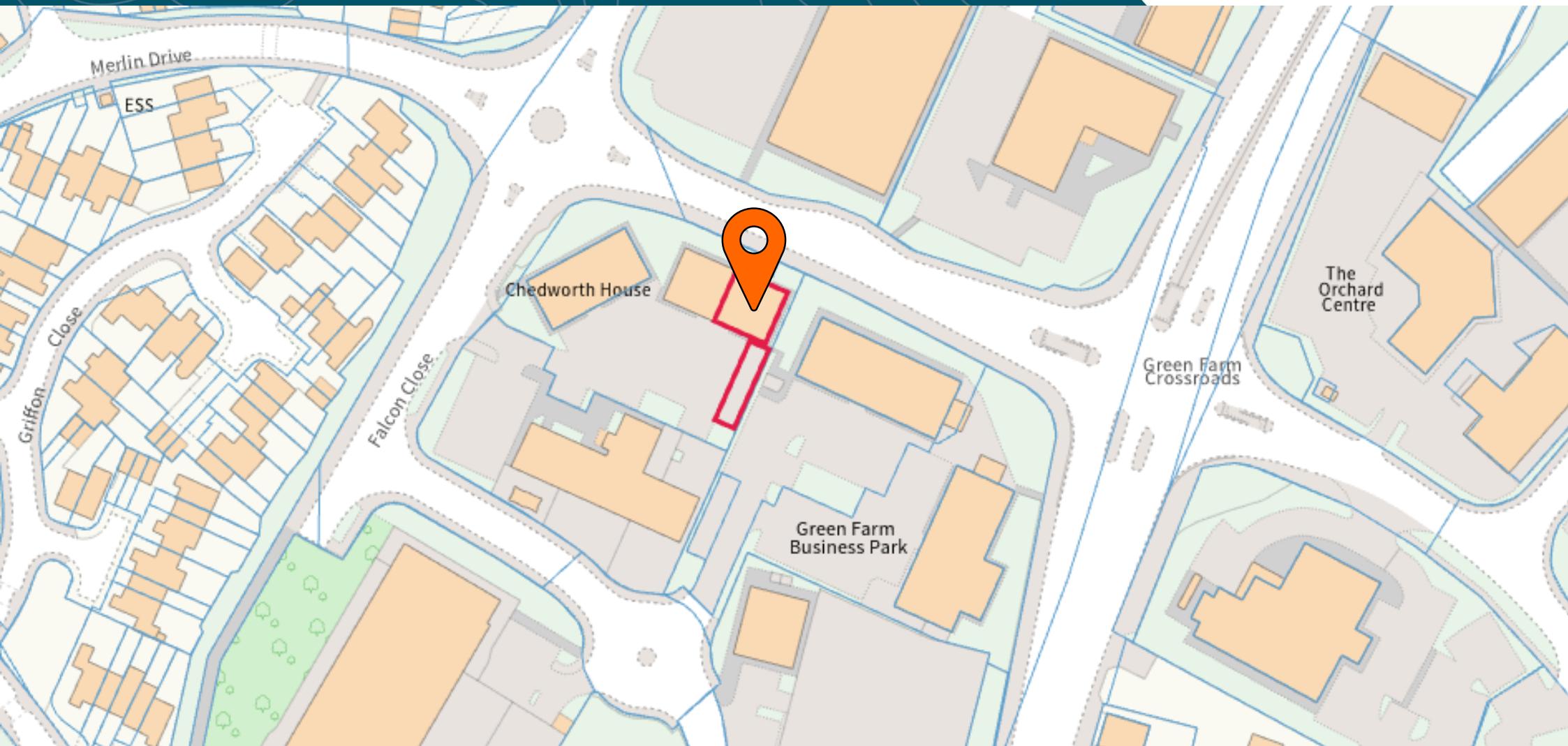
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Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF

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RICS

The Property
Ombudsman