

TO LET **Open Plan Office with Parking**

Second Floor, 10 Pullman Court, Gloucester, GL1 3ND



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Location

The property is conveniently located on Great Western Road, which connects Horton Road and London Road, providing direct access to Gloucester city centre and the wider road network. The Gloucester outer ring road is approximately one mile away, offering connections to Junctions 11 and 11a of the M5 motorway, while Gloucester Railway Station and the city centre amenities are within close proximity.

Description

10 Pullman Court comprises a self-contained commercial office unit situated within the established Pullman Court business complex on Great Western Road in Gloucester. The building forms part of a modern courtyard-style development of purpose-built office accommodation constructed with brick elevations beneath a pitched tiled roof.

Internally the property provides open plan, modern workspace that has been recently refurbished to provide high quality office space, board room and self contained kitchen/tea point.

Accommodation

Unit	SQM	SQFT
2 nd floor	143.72	1,547
Total	143.72	1,547

Energy performance certificate

C-67.

Rent

£19,500 per annum exclusive.

Terms

Flexible license terms available.

VAT

VAT applicable to all costs unless stated otherwise.

Planning

We understand the property falls under use class E of the Town and Country Planning Order 1987 (as amended).

Parking

There is ample parking provision within the development, the office benefits from 6 allocated spaces.

Service Charge

A service charge is payable to cover common area upkeep and maintenance. Further details available upon request.

Terms

A new fully repairing and insuring lease is available for a term of years to be agreed.

Legal Costs

Each party to be responsible for their own legal costs incurred in relation to this transaction.

Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only. Details on page 3.

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