

TO LET SECOND FLOOR OFFICE SUITE

John Deere House

Meteor Court, Barnwood, Gloucester, GL4 3GG

2,614 sq ft (242.84 sq m)

alder king

PROPERTY CONSULTANTS

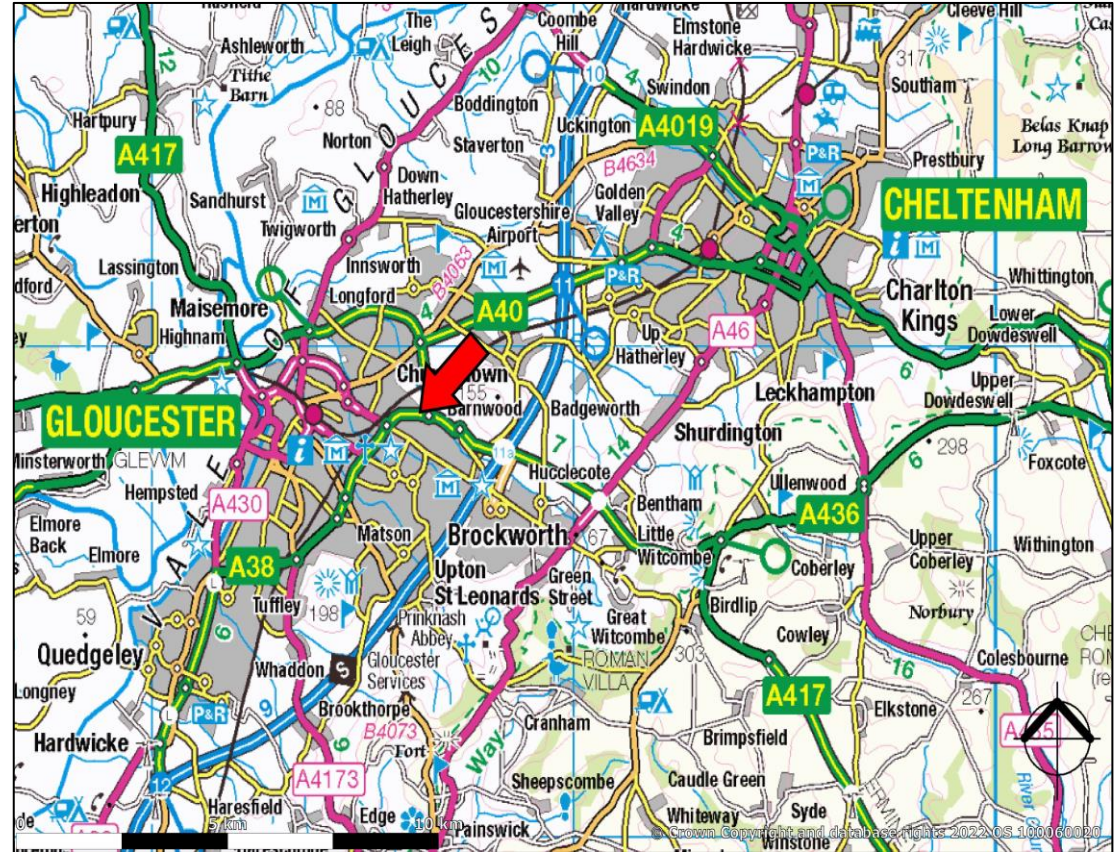


Location

John Deere House is located within Meteor Court on an established mixed commercial location on the north east edge of the City. It is located in the Barnwood Fields development and is adjacent to the A417 bypass.

Barnwood Fields is a popular office and industrial location and it sits between Gloucester and Cheltenham with excellent access to both major local centres as well as direct dual carriageway access to Junctions 11 and 11a of the M5 Motorway.

Meteor Court is a strong commercial location with other firms including Pitt Godden & Taylor in Ambrose House and Thinkproject in Welland House. The surrounding occupiers including Barclays Bank, CGHQ, Lloyds Banking Group, TSB, Booker Wholesale and a Sainsburys superstore.



M5



**Junction 11
3.5 miles**

M5



**Junction 11A
1.5 miles**

Gloucester



3 miles

Cheltenham



7 miles

Accommodation

Description

The property comprises a three storey detached building with brick elevations beneath a pitched tiled roof.

The second floor is to be made available on a new lease.

The internal specification includes raised access floors, carpeting throughout, gas fired central heating with perimeter radiators and suspended ceilings incorporating recessed light fittings. There is lift access to the upper floors and male and female WCs on each floor.

Parking

The property benefits from 10 car parking spaces.

Services

We are advised that 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 their state, condition and suitability.

Area	Sq ft	Sq m
Second Floor	2,614	242.84
TOTAL	2,614	242.84



Planning | Rates | EPC | Terms

Business Rates

The VO Website states that the property has a rateable value of £34,000. Interested parties should make their own enquiries to Gloucester City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is 92D and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available on a new lease outside the Landlord & Tenant Act.

Rent

To be based on £15.00 per sq ft per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

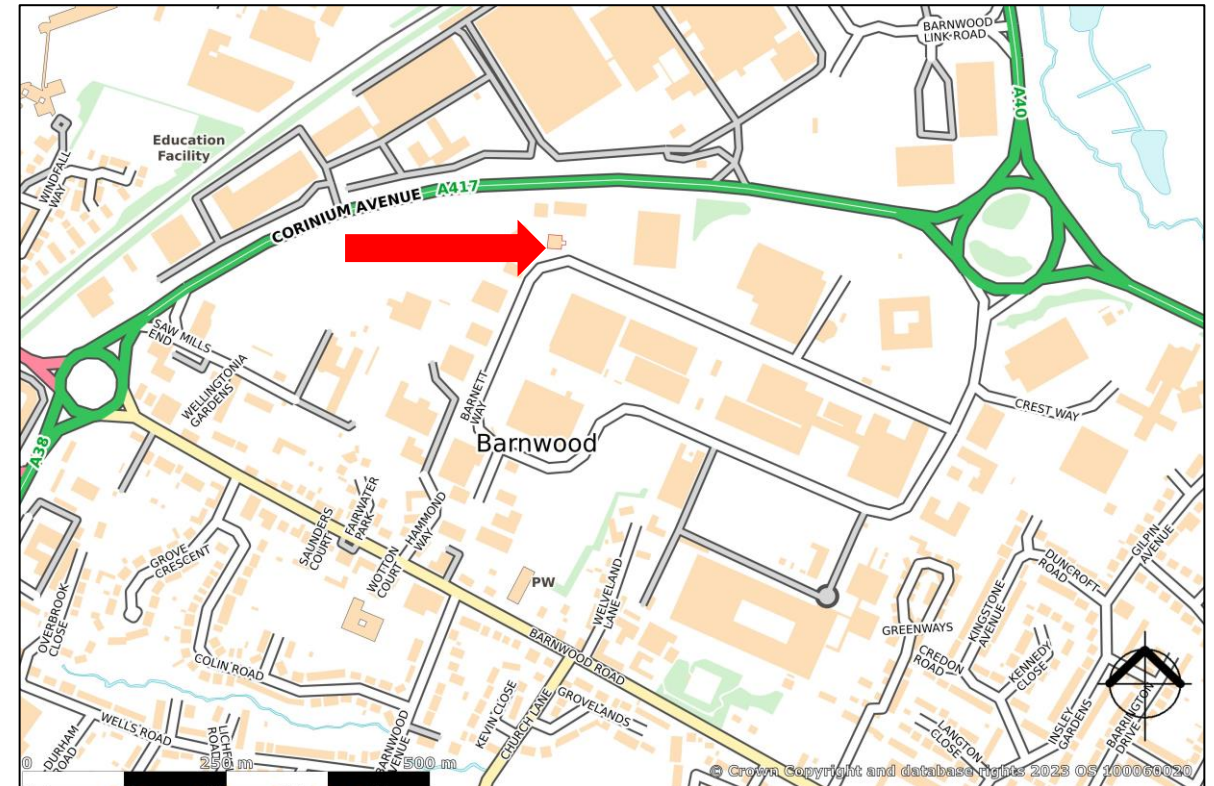
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Brunswick House
Gloucester Business Park
Gloucester
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www.alderking.com

AK Ref: AJGR/LDG/N98336
Date: June 2023
Subject to Contract



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Important Notice

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As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.