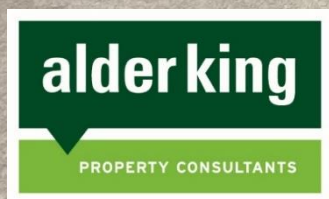


# OFFICE BUILDING TO LET

## 18C Ley Court

Barnwood Fields,  
Gloucester  
GL4 3RT

From approximately:  
1,851 sq ft—6,553 sq ft  
(171.98 – 608.8sq m)

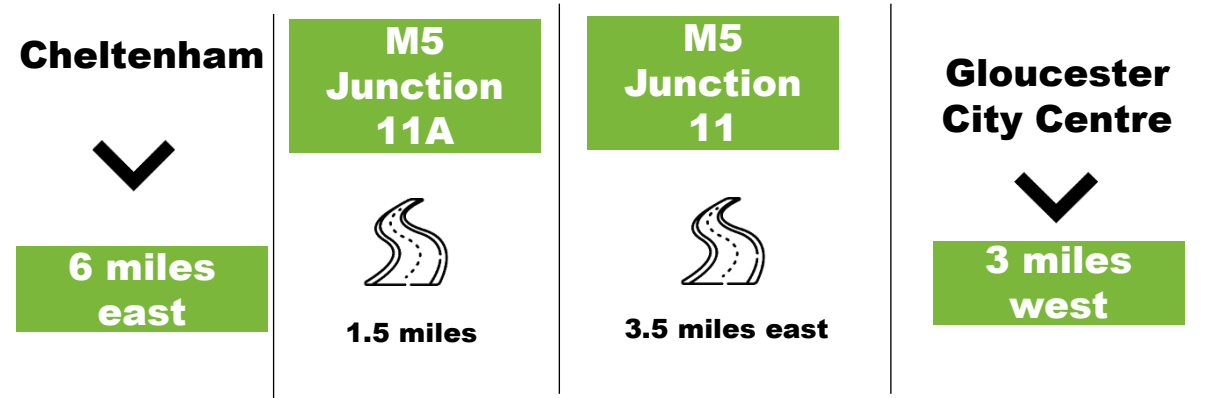
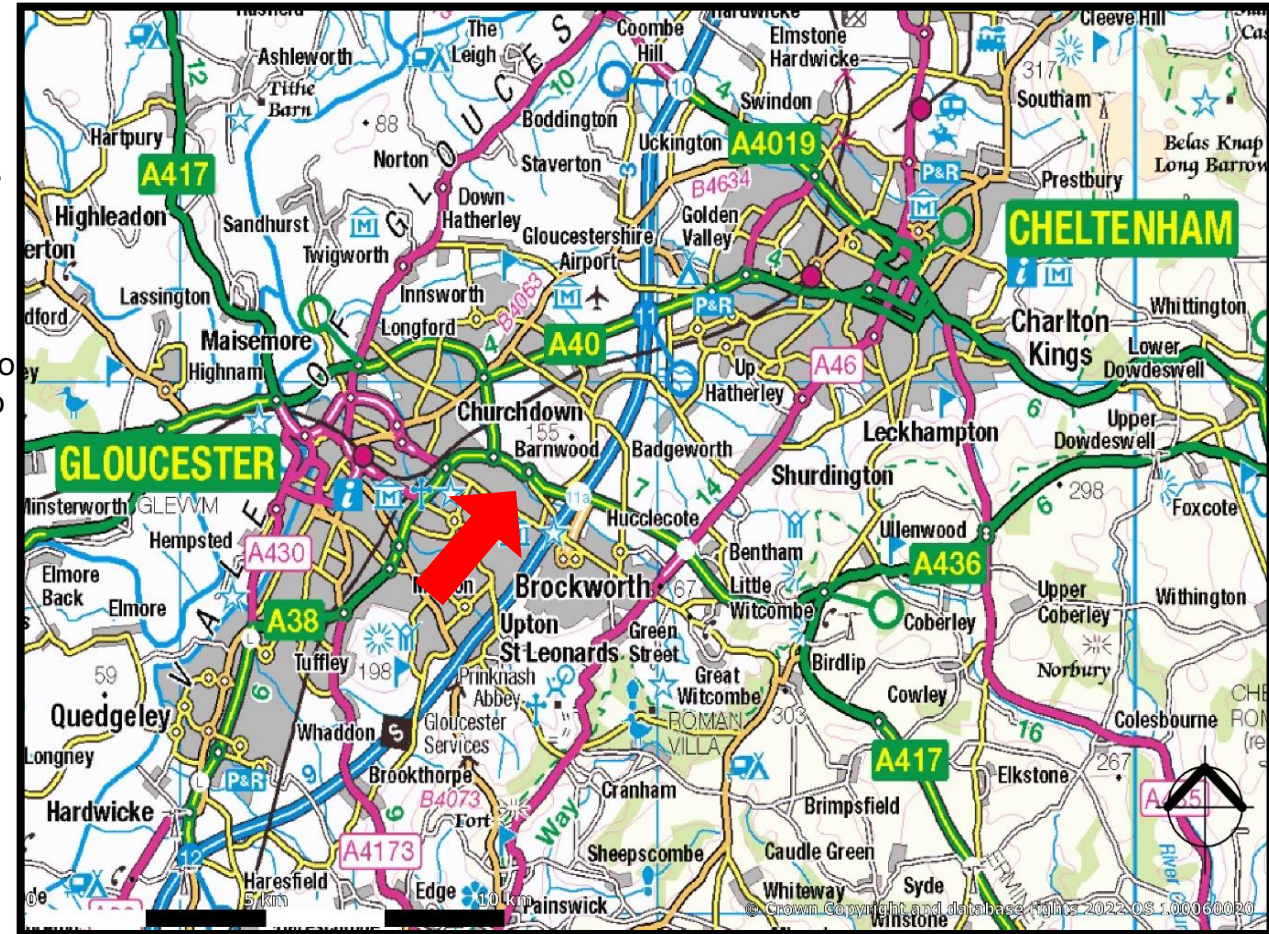


# Location

18C Ley Court is situated within the Barnwood Fields Business Park, with prominent frontage and visibility to the main estate road of Barnett Way.

The wider Barnwood Fields area is a long established business area, and has proved to be a popular choice of location with occupiers in the immediate vicinity including Barclays Bank, Lloyds Banking Group, Spa Medica, GCHQ and EDF.

The business park is highly accessible, and is located approximately 3 miles to the east of Gloucester City Centre and 6 miles west of Cheltenham. Access to the M5 is available via Junction 11 and 11A.



# Accommodation

## Description

The property comprises a highly visible and prominently situated office building, located within an accessible and attractive business park environment.

The building comprises modern open plan office accommodation set over 3 floors, including WC facilities.

Further benefits included suspended ceilings, heating and cooling systems a passenger lift.

There is a generous on site parking allocation.

## Terms

Available to let on a floor by floor basis on full repairing and insuring terms to be agreed. May Sell.

## Rent

£15.00 per Sq Ft, per annum exclusive.

## Code for Leasing

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

Area	Sq ft	Sq m
<b>Ground floor (LET)</b>	<b>2,355</b>	<b>218.8</b>
<b>First floor</b>	<b>2,347</b>	<b>218.0</b>
<b>Second Floor</b>	<b>1,851</b>	<b>171.98</b>
<b>TOTAL</b>	<b>6,553</b>	<b>608.8</b>

### Offices



### Suspended ceilings



### WC facilities



### Car Parking



### Fluorescent Strip Lighting







# Planning | Rates | EPC | Terms

## Energy Performance Certificate

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

## Services

We are advised that all main services are connected to the premises, and the building is heated by a gas central heating system. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Gloucester City Council.

## Business Rates

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](http://www.voa.gov.uk).

## VAT

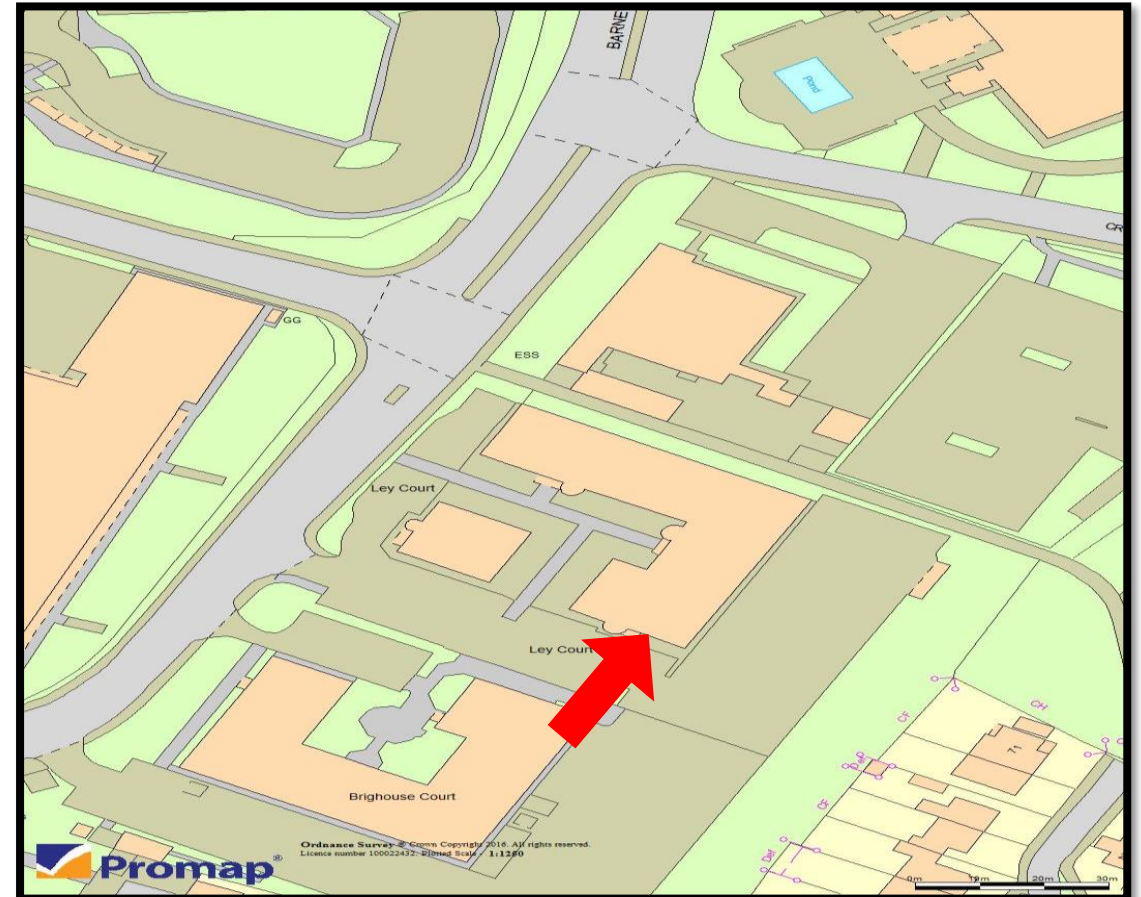
Under the Finance Acts 1989 and 1997, VAT will be levied on the rent or sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## Legal Costs

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

## References and 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.



# Viewing Arrangements

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



## Alder King Property Consultants

Brunswick House,  
Gloucester Business Park,  
Brockworth,  
Gloucester GL3 4AA

[www.alderking.com](http://www.alderking.com)

**AK Ref:** N83242

**Date:** September 2023

**Subject to Contract**



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## Important Notice

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### 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.

