



# OFFICE BUILDING TO LET

## 18A Ley Court

Barnwood Fields,  
Gloucester GL4 3RT

Office Building  
From approximately:  
3,621 sq ft—12,728 sq ft  
(336.40—1,182.46 sq m)

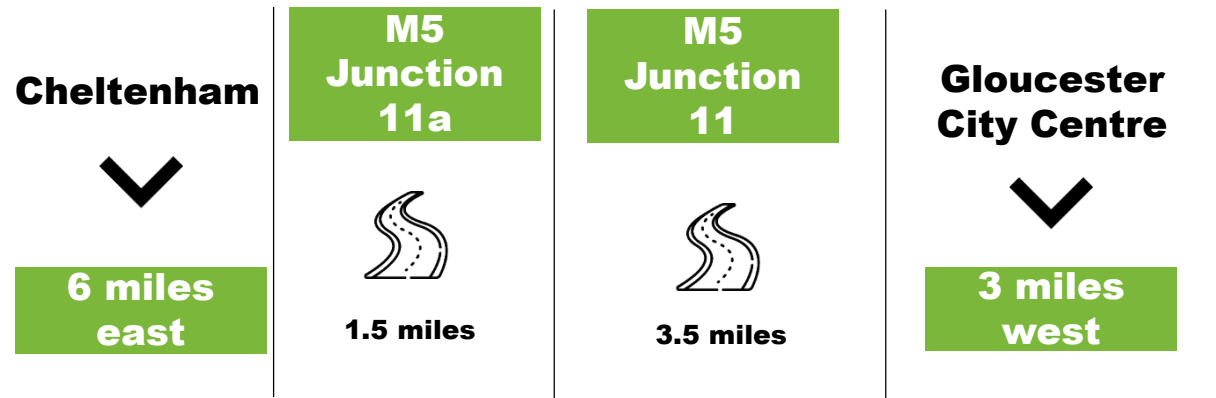
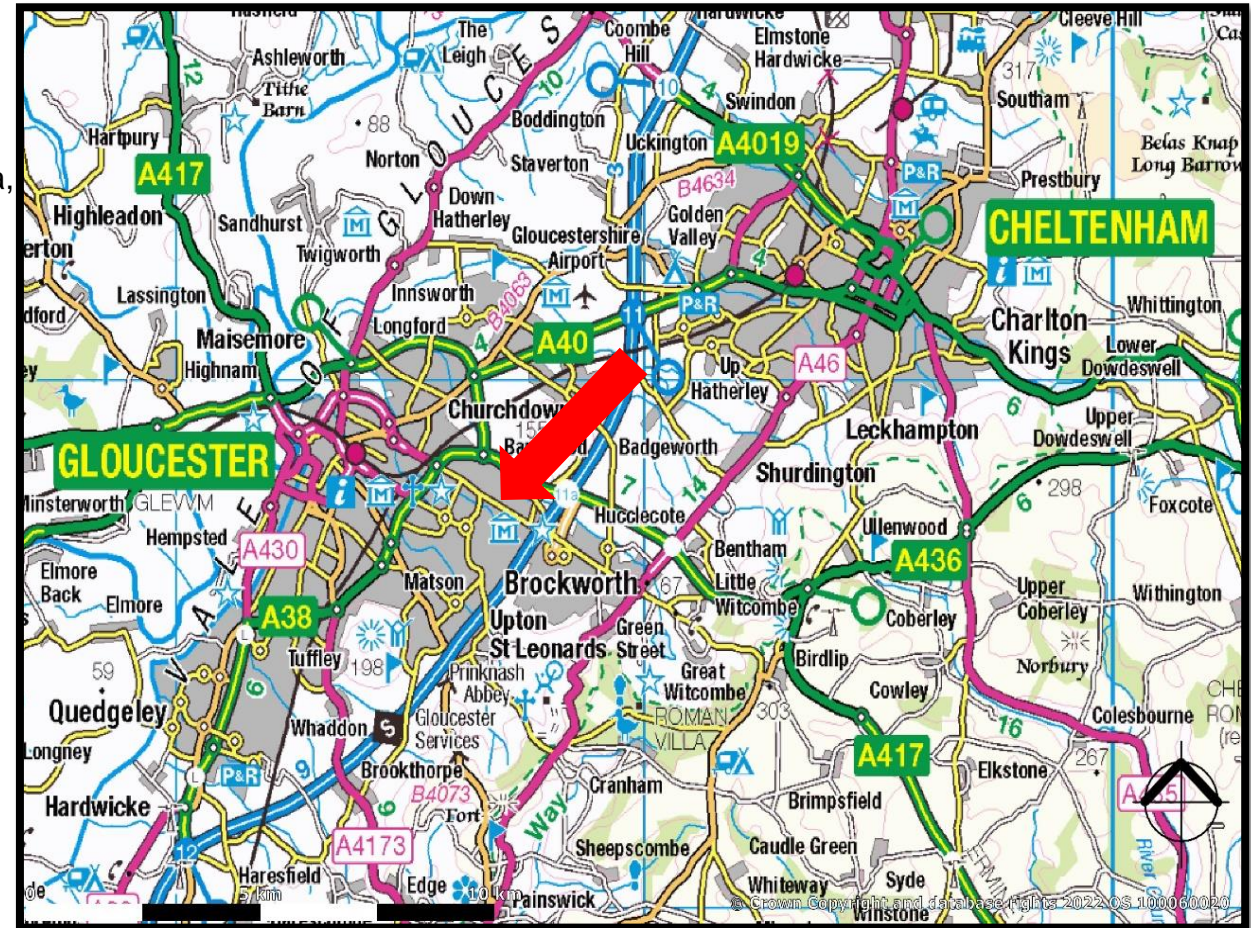


# Location

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

Barnwood Fields is a long established business 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.

There is a mixture of open plan and cellular office accommodation with staff amenity facilities, set over each of the ground, first and second floors.

Further benefits included suspended ceilings, fitted carpets, gas central heating and a passenger lift.

There is a generous on site parking allocation for up to 28 vehicles.

## Terms

Available to let on a floor by floor basis, or as a whole, 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
Ground floor	4,692	435.90
First floor	4,415	410.16
Second floor	3,621	336.40
<b>TOTAL</b>	<b>12,728</b>	<b>1,182.46</b>

### Offices



### Suspended ceilings



### WC facilities



### car parking



### Shower facilities



### Kitchenette







# 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. We recommend that the prospective tenants 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:** N92911

**Date:** January 2023

**Subject to Contract**



### Giles Nash

01452 627135

07503 017 301

[gnash@alderking.com](mailto:gnash@alderking.com)



### Adrian Rowley

01452 627133

07771 874 175

[arowley@alderking.com](mailto:arowley@alderking.com)

## Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

### 1. Money Laundering Regulations 2017

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.



**alder king**

PROPERTY CONSULTANTS

