



G L O U C E S T E R

Avionics House

Office Suites To Let

- Excellent Location
- Competitive Rents
- Flexible Lease Terms
- Good Parking
- CCTV Security



location

Avionics House is located at Kingsway Business Park (formerly known as Quedgeley Enterprise Centre), south of Gloucester City Centre, off Naas Lane. The site is situated 2 miles from Junction 12 of the M5 Motorway with access to Gloucester City Centre being via the A38.

On adjacent sites there are food stores including Tesco and Lidl, HSBC Bank, a library, a nursery, post office, hotels, pubs and a pharmacy. A Park & Ride facility is located 500m from the offices.

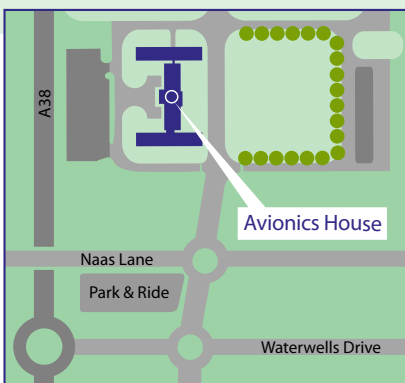
description

A detached office building with brick elevations under a pitched roof set in landscaped grounds, with adjacent car parking.

facilities

On site facilities comprise of:

- Two shared kitchen areas.
- Disabled Access and facilities.
- Car parking (one space per 250 ft²).
- Visitor and disabled parking spaces.



Maps not to scale

services

Mains water, drainage, gas and electricity are connected to the property.

Note: None of the services mentioned in these particulars have been tested. We recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability for their requirements.

lease terms

A new lease for a negotiable term of years on effectively full repairing and insuring terms.

service charge

Estate and property service charge payable to cover the Landlord's costs of:

- Maintenance and upkeep of estate (including security).
- Maintenance and repair of the building, the external areas and the common parts internally.

building's insurance

The landlord provides cover for building's insurance. This does not include the tenant's contents.

legal costs

The in-going tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

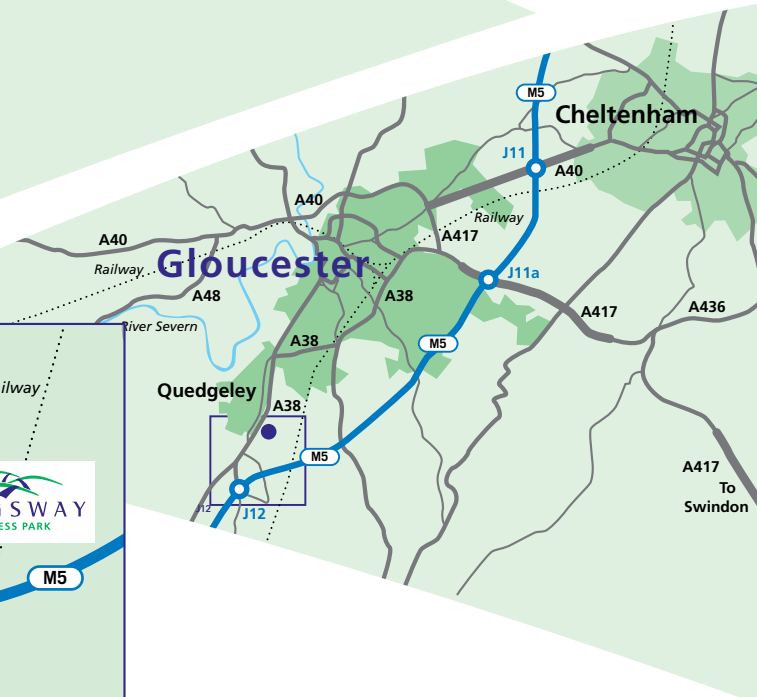
VAT

All rents and prices quoted are exclusive of any VAT liability.

viewing

Strictly by prior appointment with joint agents.

subject to contract



Viewing by appointment with agent:



01452 623290
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Available From	Property Description	Unit Address	Unit Type	Net Area (Sq Ft)	Proposed Rent PA	Proposed Rent PSF	Budget Prop S/C (PSF)	Budget Insurance (PSF)
LET	Avionics House	Suite 1	Refurbished Office	2,431	£31,603	£13.00	£6.14	£0.303
LET	Avionics House	Suite 3B1	Refurbished Office	188	£2,632	£14.00	£6.14	£0.303
LET	Avionics House	Suite 3B2	Refurbished Office	512	£6,656	£13.00	£6.14	£0.303
LET	Avionics House	Suite 3C	Refurbished Office	475	£6,175	£13.00	£6.14	£0.303
Available	Avionics House	Suite 4D	Refurbished Office	388	£5,044	£13.00	£6.14	£0.303

