

# TO LET

# 2 St Michaels Court

Brunswick Road, Gloucester, GL1 1JB  
3,111 sq ft (289 sq m)



- Self-contained offices
- Fully refurbished
- Excellent location close to City centre
- New lease available



# Location | Accommodation

The property is located in Brunswick Road just south east of Gloucester City centre.

The area is the traditional office location of the City and is in close proximity of Gloucester's main retail pitch, Eastgate Street,.

The Greyfriars development providing new build residential and commercial space, is located opposite.

The City's train and bus stations are also both within short walking distance.

## Description

The property comprises an attractive mid-terraced building of traditional construction with brick elevations beneath a pitched tiled roof incorporating sliding sash windows.

The main entrance door is from the Brunswick Road frontage and a rear entrance links through to the rear courtyard car park, which has vehicular access off St Michael's Square. The property has five allocated 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
Ground Floor	893	83
First Floor	1,098	102
Second Floor	1,120	104
<b>TOTAL</b>	<b>3,111</b>	<b>289</b>







# Planning | Rates | EPC | Terms

## **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).

## **Energy Performance Certificate**

The EPC Rating is C-60 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](#)

## **Lease**

The property is available on a new full repairing lease with terms to be negotiated.

## **Rent**

£40,450 per annum exclusive of VAT.

## **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 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  
GL3 4AA

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

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**Subject to Contract**



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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.