

# FOR SALE

## 4 & 5 Ambrose House

Barnwood Fields, Gloucester, GL4 3GG

Office Building Approximately 6,161 sq ft (572.31sq m)

- Excellent location
- For Sale with vacant possession on completion
- Demised car parking



# Location

4 & 5 Ambrose House is situated within the Barnwood Fields Business Park, accessed from Barnett Way and with the rear elevations prominent to the A38 Corinium Avenue.

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 11A 1.5 miles east and Junction 11 approximately 3.5 miles north east.

**Railway station**



**2.5 miles west**

**M5 Junction 11A**



**1.5 miles**

**M5 Junction 11**

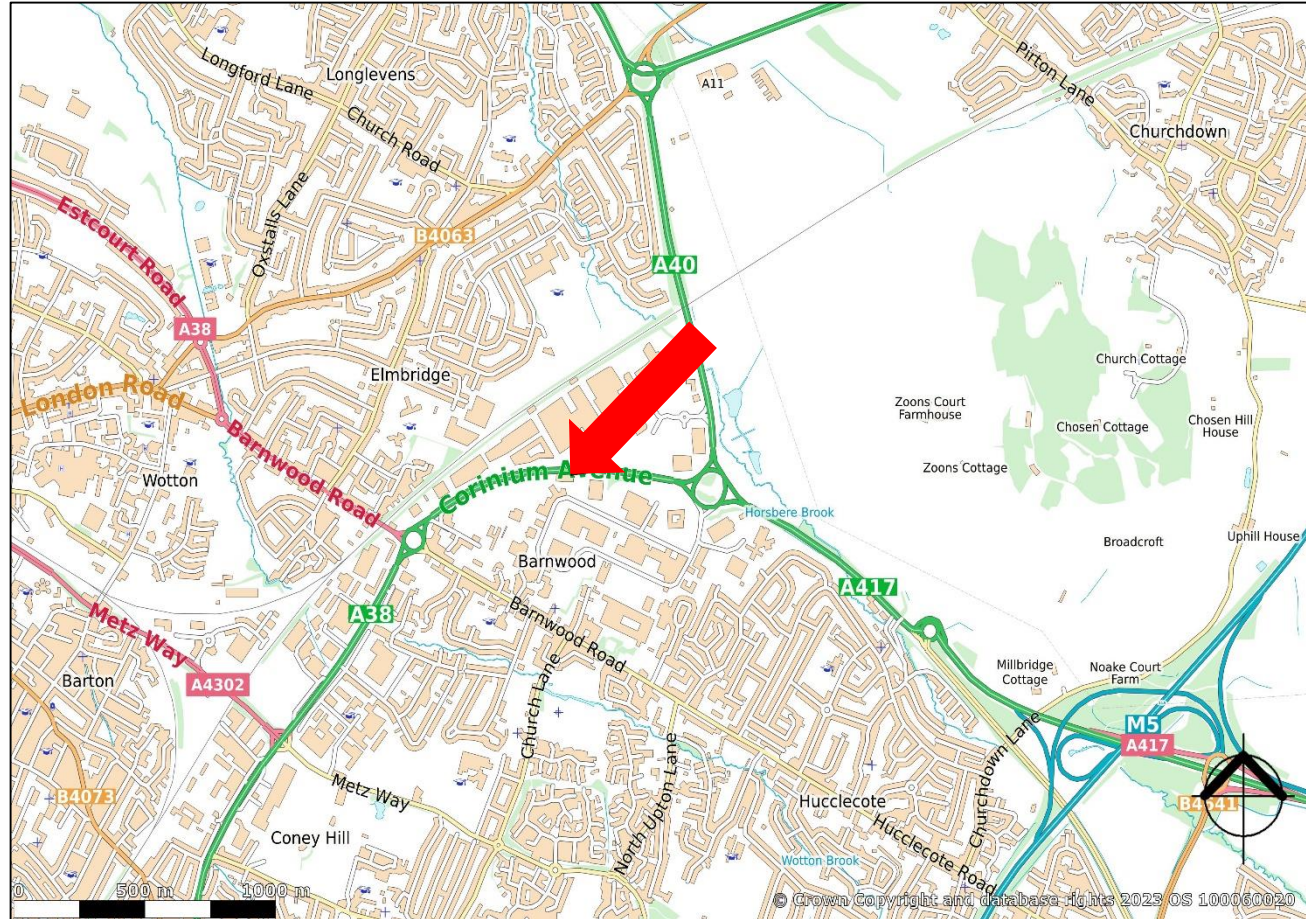


**3.5 miles**

**Gloucester City Centre**



**3 miles west**



# Accommodation | EPC | Terms

## Description

4 & 5 Ambrose House comprises a modern, end of terrace office building constructed with brickwork elevations under a pitched roof.

The accommodation is arranged over ground and two upper floors and the original buildings have been combined to create a single office building.

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

Externally 24 car parking spaces are demised within the courtyard parking area.

Area	Sq ft	Sq m
Ground floor – Office & lobbies	2,017	187.37
First floor – office & lobbies	2,076	192.86
Second floor – office & lobbies	2,068	192.08
<b>TOTAL</b>	<b>6,161</b>	<b>572.31</b>

## 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.

## Terms

For sale with vacant possession on completion.

## Price

£820,000 exclusive.

## Energy Performance Certificate

The EPC Rating is D-77 and the full certificate can be provided on request.

### Offices



### Suspended ceilings



### WC facilities



### Car Parking



# Planning | Rates

## 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

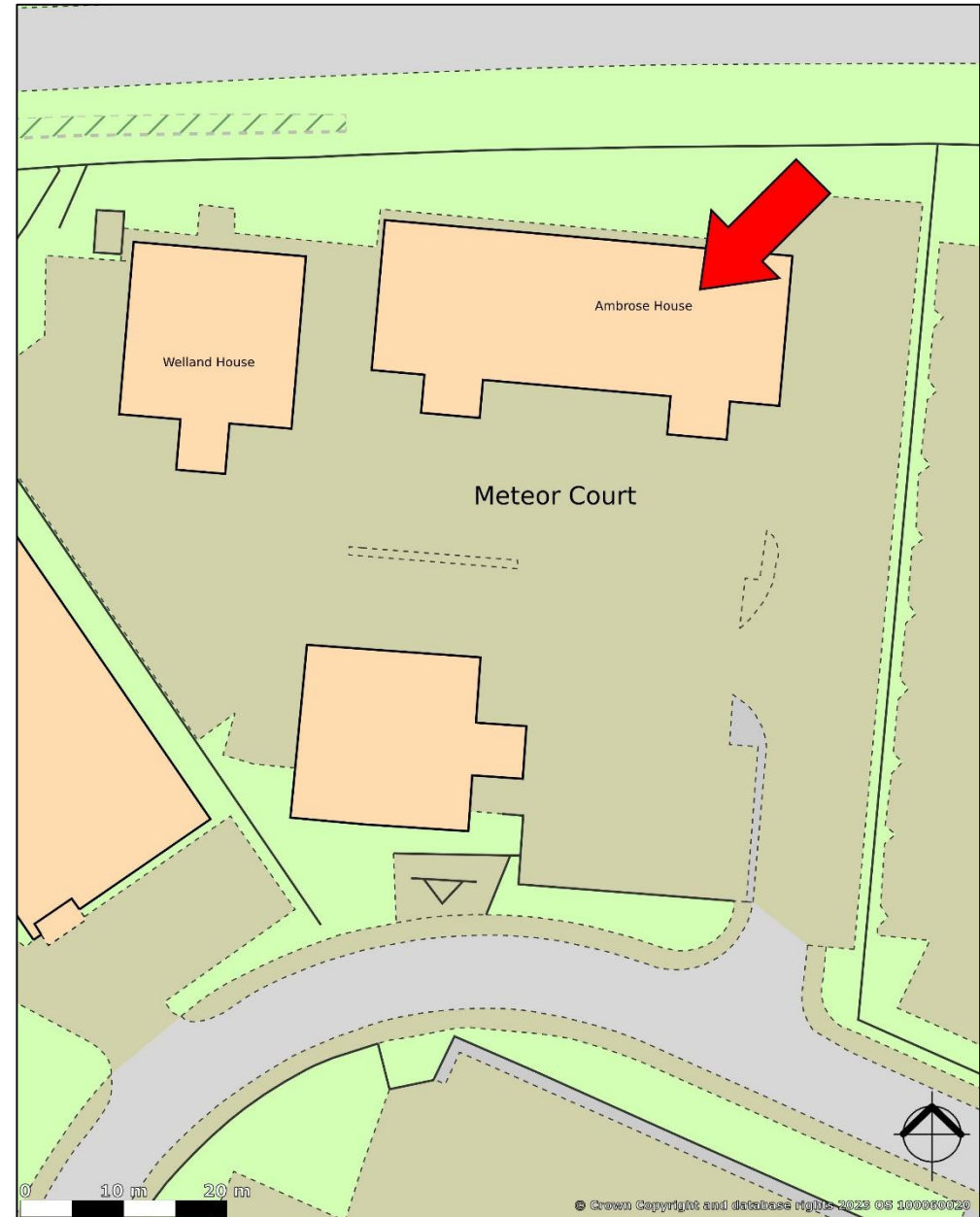
The Valuation Office website states that the property has a Rateable Value of £66,000, and that the rateable value will be £72,000 effective from 1st April 2023. Interested parties should make their own enquiries to Gloucester City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## Legal Costs

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

## VAT

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



# Viewing Arrangements

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



## Alder King Property Consultants

Brunswick House  
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**AK Ref:** N92199

**Date:** January 2023

**Subject to Contract**



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