



1380 Montpellier Court
Gloucester Business Park
GL3 4FE

Grade A Office Building
To Let



Fully Refurbished High Quality Office Space Available From 2,547 - 7,393 sq. ft.

Unrivalled On site Amenity

Location

Gloucester Business Park is the region's premier business location and is positioned between Gloucester and Cheltenham with direct access to the M5 Motorway Junction 11A and the A417/9 Gloucester Swindon trunk road.

Amenity

The Park covers approximately 276 acres with occupiers including EDF Energy, BAE Systems, Lockheed Martin, NHS and Ageas. The Park is a fully integrated business park with an excellent landscaped environment and unrivalled on-site amenity offerings including a Tesco Superstore, Costa Coffee, Subway, Greggs, Whittle Inn Restaurant, Premier Inn Hotel and a David Lloyd Racket Club.

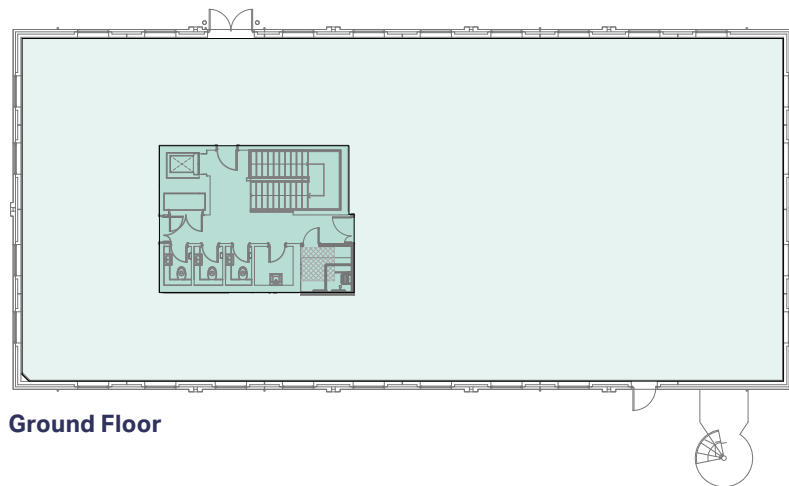
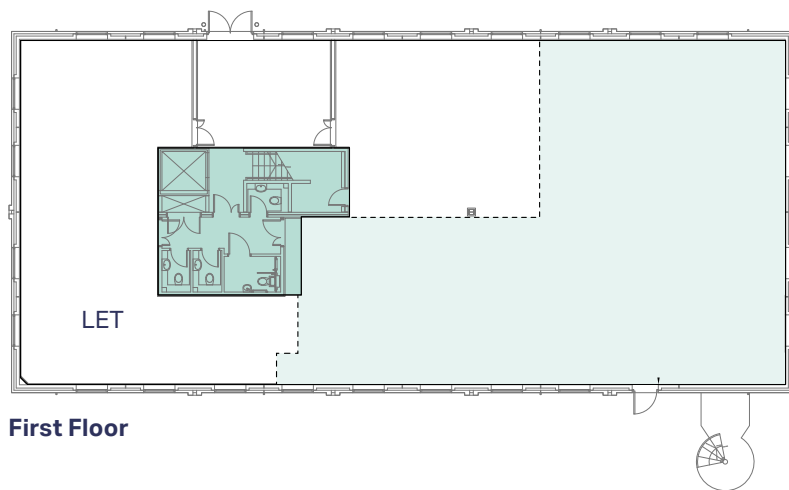
Description

1380 Montpellier Court is a high quality, two storey office building with feature brick elevations under a pitched, tiled roof.

The ground and part first floors have been refurbished to a high specification including open plan space, raised access floors, suspended ceiling with LED lighting, central heating and allocated car parking spaces at one space per 228 sq ft.

A centrally located service core provides communal services for the building including male, female and accessible WCs and a shower.

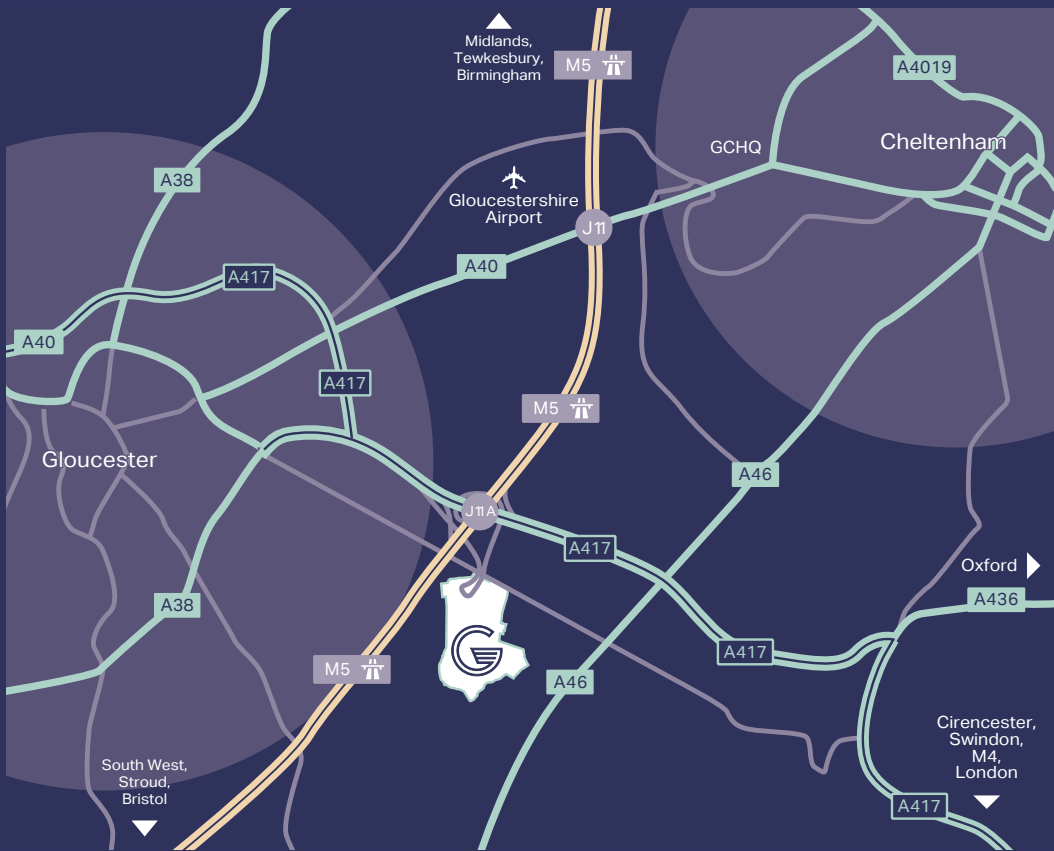




Accommodation

-  Suspended ceilings
-  Refurbished WCs
-  A total of 115 car parking spaces providing an excellent parking ratio of 1:263 sq. ft.
-  LED lighting
-  Open plan floor plates
-  Refurbished reception
-  Raised floors
-  Central heating

Floor	Sq Ft (NIA)	Sq M (NIA)
Reception	299	27.8
Ground Floor	4,547	422.43
Part First Floor	2,547	236.62
Part - First Floor - Let		
Total	7,393	686.85



Strategically located between Gloucester and Cheltenham

Gloucester Business Park is superbly located approximately 4 miles east of Gloucester City Centre and at the intersection of the A417 and Junction 11a of the M5 motorway. Cheltenham is approximately 7 miles north east.

Location	Miles	Mins	Stations	Mins
A417	1.1	2	Gloucester	12
J11A M5	4.7	10	Cheltenham Spa	14
A40	4.7	10	Bristol Parkway	36
Gloucester	3.7	10	Swindon	49
Cheltenham	6.8	12	London Paddington From Gloucester station	111
Swindon	33.0	35	Airport	Time
Bristol	37.3	40	Gloucestershire	12
Oxford	45.2	60	Bristol Intl.	52
Birmingham	54.9	65	Birmingham Intl.	57
Cardiff	62.3	65	Heathrow	88
London	110	160		

Business Rates

The property will require reassessment for business rates, contact agents for details.

EPC

EPC rating 'C'.

Terms

The accommodation is available as a whole or on a floor by floor basis.

Legal Costs

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

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.

Full details are available from the agents upon request

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ESR

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