



1390 Montpellier Court
Gloucester Business Park
GL3 4FE

Grade A Office Building
To Let



Fully Refurbished High Quality Office Space Available From 3,914 to 7,841 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

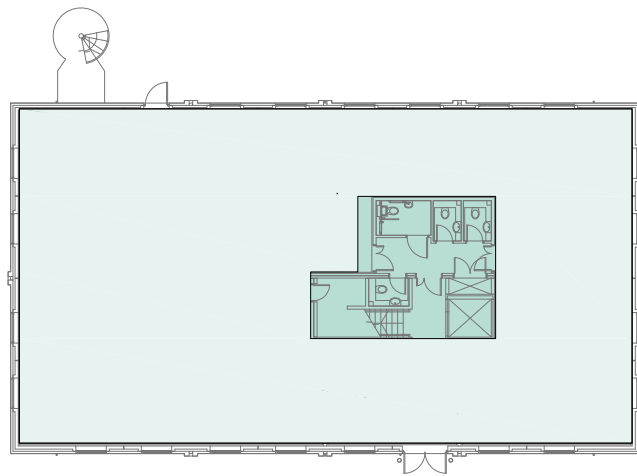
The Park covers approximately 276 acres with occupiers including EDF Energy, BAE Systems, Lockheed Martin, NHS and Ageas. The Park is a fully integrated business park with an excellent landscaped environment and unrivalled on-site amenity offerings including a Tesco Superstore, Costa Coffee, Subway,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

Description

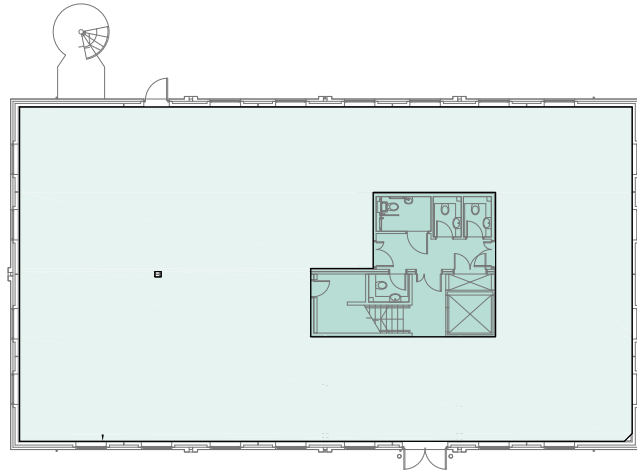
1390 Montpellier is a high quality, two storey office building with feature brick elevations under a pitched, tiled roof. The accommodation is arranged over ground and first floors and is to be refurbished to a high specification including open plan space, raised access floors, suspended ceiling with LED lighting, central heating and allocated car parking spaces. A centrally located service core provides communal services for the building.

A car parking ratio of one space per 228 sq ft is to be made available.

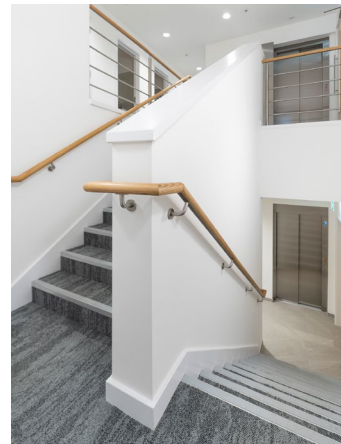




First Floor



Ground Floor



Suspended
ceilings



Refurbished
WC's



Allocated car parking
spaces providing
an excellent ratio of
1:228 sq ft



LED
lighting



Open plan
floor plates



New
reception



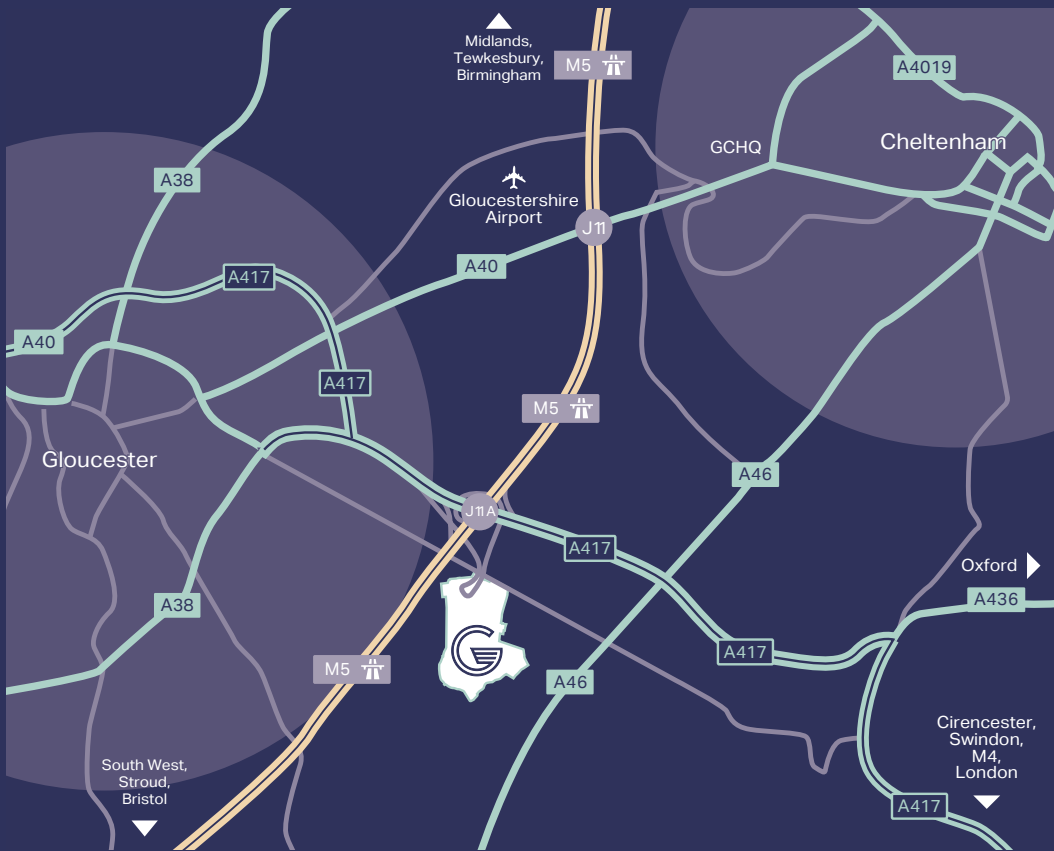
Raised
floors



Central
heating

Accommodation

Floor	Sq Ft (NIA)	Sq M (NIA)
Ground	3,927	364.80
First Floor	3,914	363.60
Total	7,841	728.4



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
A417	1.1	2
J11A M5	4.7	10
A40	4.7	10
Gloucester	3.7	10
Cheltenham	6.8	12
Swindon	33.0	35
Bristol	37.3	40
Oxford	45.2	60
Birmingham	54.9	65
Cardiff	62.3	65
London	110	160

Stations	Mins
Gloucester	12
Cheltenham Spa	14
Bristol Parkway	36
Swindon	49
London Paddington From Gloucester station	111
Airport	Time
Gloucestershire	12
Bristol Intl.	52
Birmingham Intl.	57
Heathrow	88

Business Rates

The property will require a new assessment. Interested parties should make their own enquiries to Tewkesbury Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk.

EPC

EPC rating 'C'.

Terms

The accommodation is available on a floor by floor or the whole building basis, leasehold with terms on application.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020.

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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