Whitmarsh Lockhart

TO LET / FOR SALE



Ebley Road

Stonehouse, Gloucester, GL10 2LU

MODERN DETACHED OFFICE BUILDING AND SITE

5,940 sq ft
(551.84 sq m)

- MODERN DETACHED OFFICE BUILDING AND SITE
- OPTION TO EXTEND OR REDEVELOP THE SITE SUBJECT TO PLANNING PERMISSION
- IMPRESSIVE VIEWS TO SELSLEY COMMON
- SITE AREA 0.9 acres (0.365 ha)

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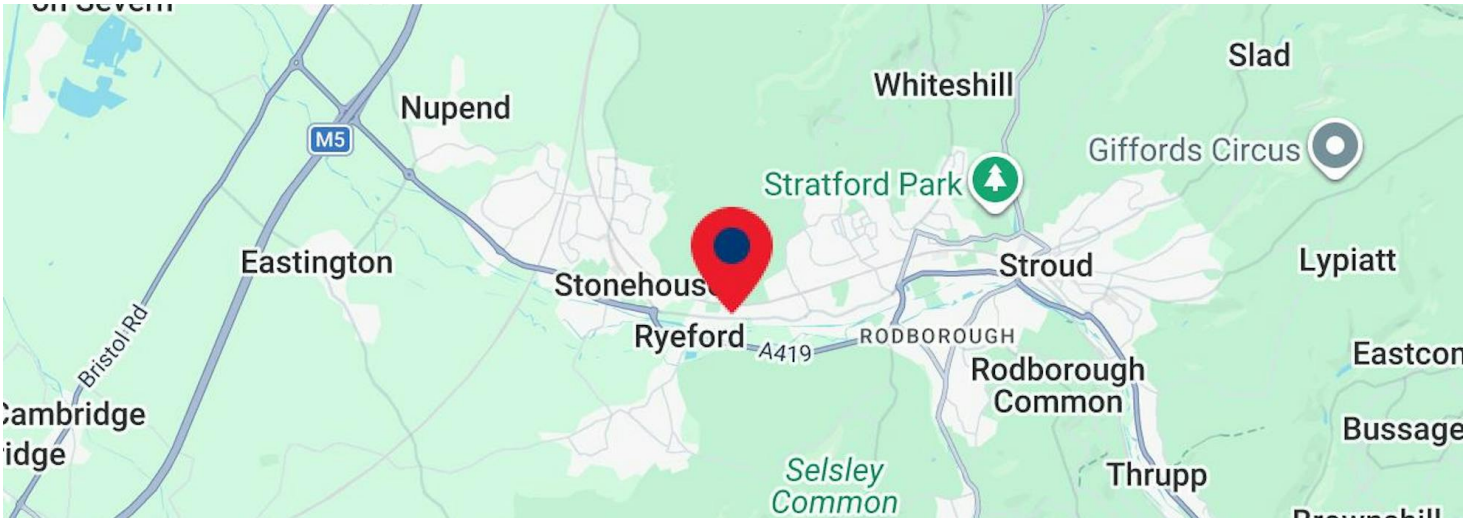

Summary

Available Size	5,940 sq ft / 551.84 sq m
Rent	£95,000 per annum
Price	Offers in the region of £995,000
Business Rates	Please contact the Agents for further information.
EPC	C (72)

Location

The property is well located in Stonehouse fronting Ebley Road. Junction 13 of the M5 is 2.9 miles to the west and Stroud 2.6 miles to the east. Gloucester via the M5 is 13 miles to the north and the M4/M5 interchange is 23 miles to the south. The property has impressive views across to Selsley Common.

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Description

The property comprises a modern detached two-storey office building which has been maintained to a high standard. Internally, the office benefits from a full height reception area with mezzanine landing.

At ground and first floor, there are a range of open plan offices, meeting rooms, kitchens and WCs. The offices benefit from a gas central heating system together with part comfort cooling.

Externally, the site benefits from a self-contained site and parking area.

In all the plot extends to 0.9 acres (0.365 ha) and offers the opportunity for further extension or redevelopment subject to the necessary consents.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Reception, offices, kitchens	3,225	299.61
1st - Offices including kitchen	2,715	252.23
Total	**5,940**	**551.84**

Tenure

The property is available to purchase freehold with vacant possession or it is available on a new full repairing and insuring lease.

If the property is let, the rent quoted is exclusive of service charge and building insurance, which will be paid by the tenant in addition to the rent.

Anti-Money Laundering

The prospective purchaser or tenant would be required to satisfy the AML regulations once agreed.

Viewings

Strictly by prior appointment through the agents.



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Exit






HC21
YK75 JWN





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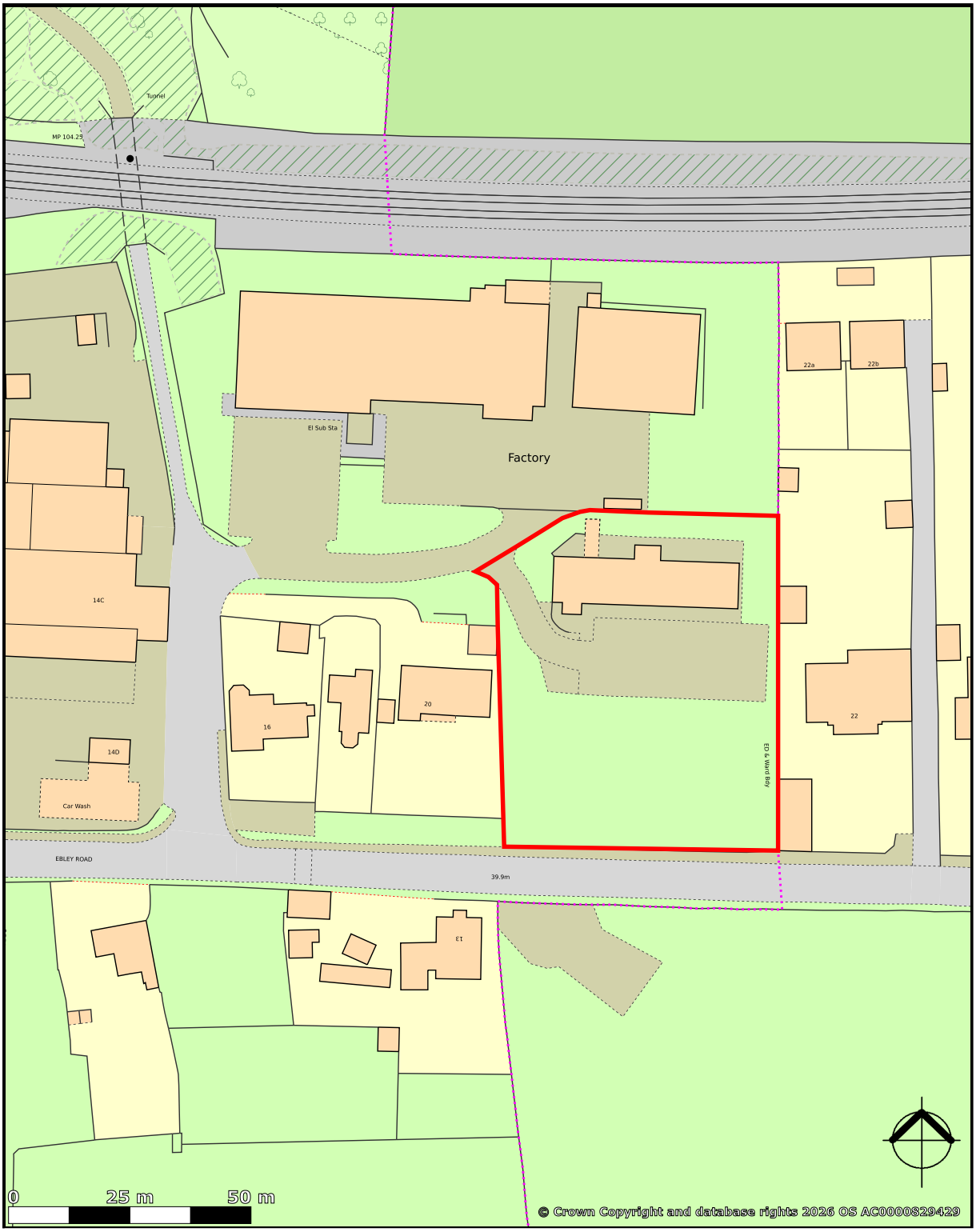

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Plotted Scale - 1:1,250