


# 1145 Regent Court

## Gloucester Business Park, Gloucester, GL3 4AD

alder king
PROPERTY CONSULTANTS

# FOR SALE / TO LET

Two Storey Office Building

3,552 sq ft (329.97 sq m)

Excellent Business Park Location

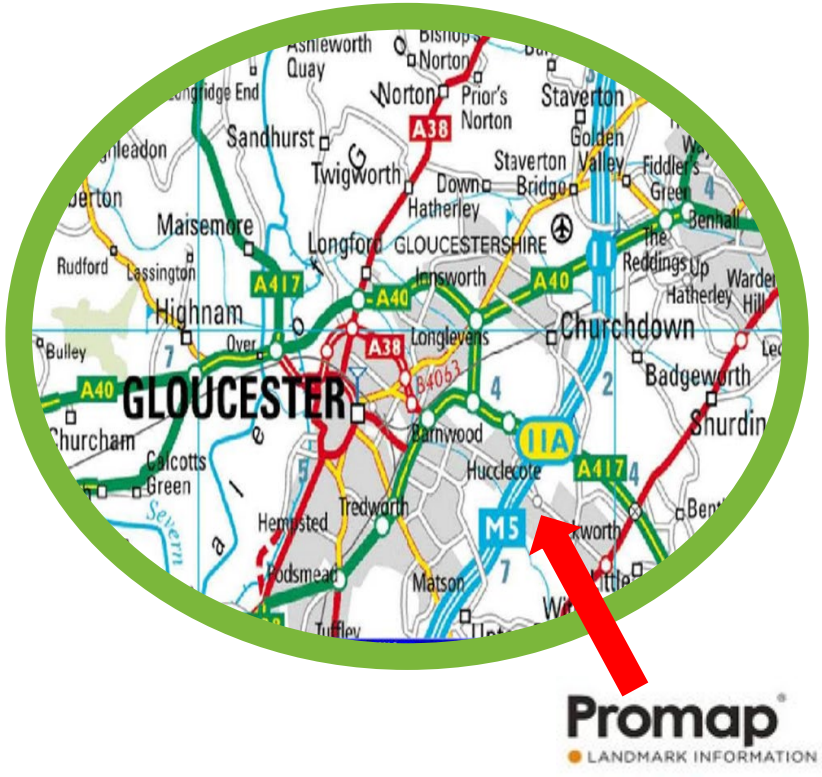
# Location

**Location**
Gloucester Business Park is superbly located between Gloucester and Cheltenham close to the junction of the M5 Motorway and the A417/9 Gloucester Swindon trunk road.

The Park is accessed by both a dual carriageway link to Junction 11A of the M5 and the A417/9 and also by the dual carriageway Barnwood Bypass.

Gloucester Business Park is an established high quality development providing an excellent environment for businesses. The Park extends to some 276 acres and has an unrivalled amenity offer including a Tesco foodstore, David Lloyd Health Club, a Premier Inn and public house, and the Whittle Centre which also provides a Costa Coffee, Subway and Greggs.

Business occupiers on the Park include BAE, Ageas, Lockheed Martin, Ecclesiastical Insurance and EDF.




| M5 | A417/9 | Gloucester | Cheltenham | Bristol | Amenities | Nearby Population |
|---|---|---|---|---|---|---|
| Junction 11A<br>1 mile north | 1 mile north | 4 miles | 7 miles | 37 miles | | |

# Accommodation

**Description**
1145 Regent Court comprises a high quality two storey office building positioned in an end of terrace location with brick elevations, double glazed windows under a pitched tiled roof.

Presently the accommodation is arranged to provide open plan space with a number of individual meeting rooms at both ground and first floor level. At ground floor a feature kitchenette/breakout space has been formed centrally and there is an additional kitchenette at first floor. The building benefits from raised access floors and is centrally heated with opening windows.

Separate male, female and accessible WCs are located on the ground floor with an additional WC at first floor. A passenger lift connects the two floors.

Externally, 16 car parking spaces are demised. The building is close The Square which being one of the Parks featured landscaped areas with external seating.

**Services**
We are advised that all 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 the state and condition of such items.

| Net Useable Areas | Sq ft | Sq m |
|---|---|---|
| Ground floor | 1,681 | 156.16 |
| First floor | 1,871 | 173.81 |
| **TOTAL** | **3,552** | **329.97** |



**Fully accessible raised floors**

**Suspended ceilings**

**Onsite parking**

**Recessed lighting**

**Kitchenette**

**WC facilities**

# Planning | Rates | EPC | Terms | Map

**Planning**
We are advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Tewkesbury Borough Council.

**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.

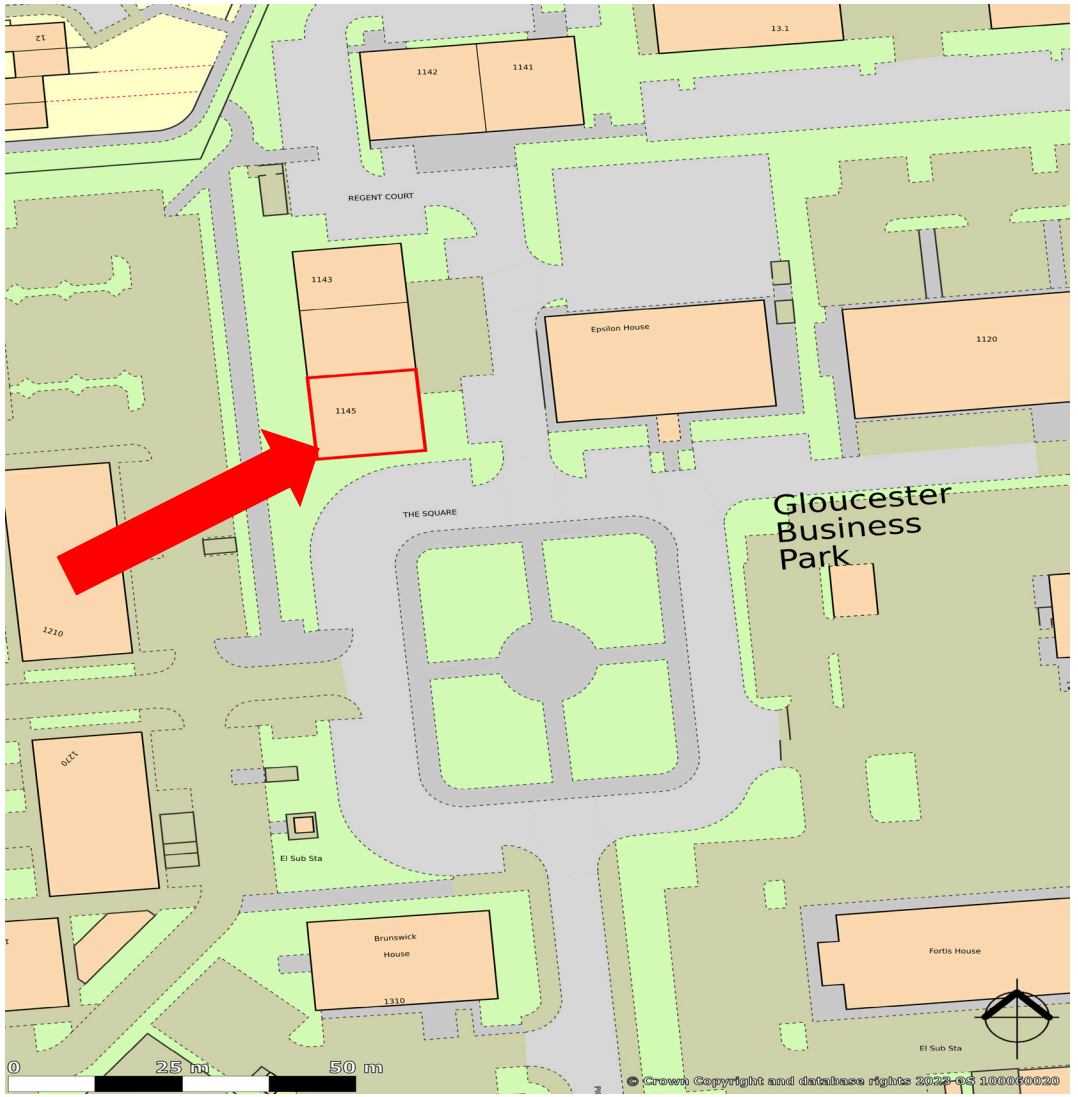
**Energy Performance Certificate**
The property has an EPC rating of C71.

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

**Terms**
The property is available either for sale with vacant possession on completion or alternatively to let on a new lease.

**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 price/rent. We recommend that the prospective purchasers/tenants 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**
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Gloucester
GL3 4AA
www.alderking.com




**AK Ref:** AJGR/N98231 **Date:** October 2026 **Subject to Contract**


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