

# To Let / For Sale



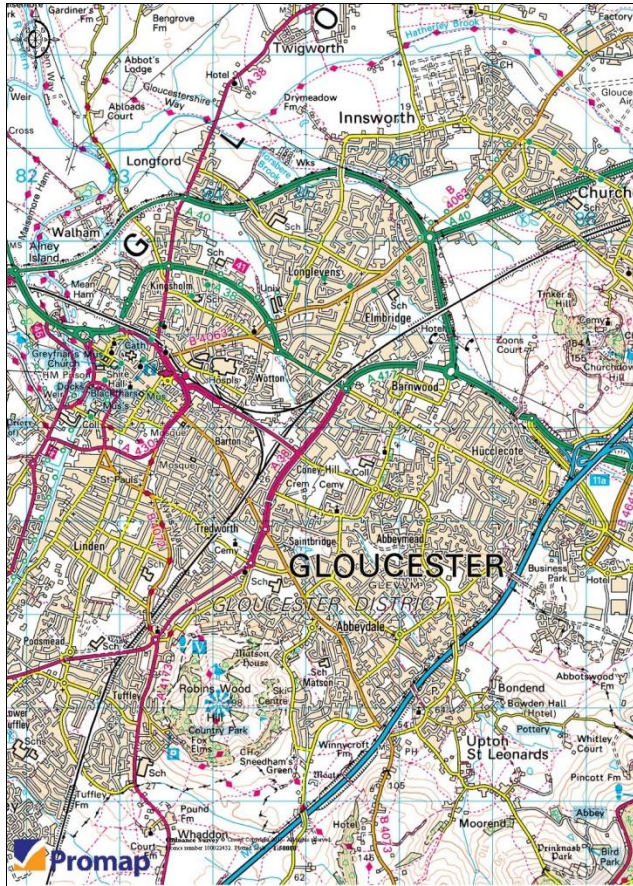
**Northgate Court  
21/23 London Road  
Gloucester  
GL1 3HB**

**5,169 sq ft (480.5 sq m)**

- NOW BEING OFFERED FOR SALE
- Self-contained office building
- New lease available
- Private car park

## LOCATION

Northgate Court is prominently situated on London Road, approximately half a mile from the City Centre, with the prime retail pitch of the central cross within close proximity, as are the bus station, railway station and Gloucester Royal Hospital.



## DESCRIPTION

The property comprises a modern three storey office building with brick elevations beneath a pitched and tiled roof incorporating powder coated aluminium double glazed windows.

Internally the space incorporates 2 staircases and a passenger lift to all three floors. There are separate male and female toilets on the ground and first floor levels and a disabled access toilet on the ground floor.

To the rear of the property there is a car park with a total of 12 spaces, accessed from Alvin Street.

## ACCOMMODATION

The property comprises of the following net internal floor areas.

Ground	136.11 sq m (1,465 sq ft)
First	168 sq m (1,808 sq ft)
Second	176.14 sq m (1,896 sq ft)
<b>Total</b>	<b>480.25 sq m (5,169 sq ft)</b>

Preference will be given to a letting of the whole building, though consideration will be made to lettings on a floor by floor basis.

All measurements are approximate Net Internal Areas.

## SERVICES

We are advised that all main services are connected or available.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves independently as to the state and condition of such items.

## TERMS

The property is offered freehold or is available to lease on a new effectively full repairing and insuring lease for a term of years to be agreed.

## RENT

The rent will be based upon £11 per sq ft per annum exclusive.

## PRICE

£500,000 exclusive

## BUSINESS RATES

Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable, as a change of occupation may trigger an adjustment of the rating assessment.

## LEGAL COSTS

Each party to be responsible for paying their own legal fees associated with any transaction.



## **VAT**

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## **THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007**

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## **ASBESTOS REGULATIONS**

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## **ENERGY PERFORMANCE CERTIFICATES**

The property has been assessed to have an energy performance rating of D.

## **SUBJECT TO CONTRACT**

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## **VIEWING ARRANGEMENTS/FURTHER INFORMATION**

Alder King Property Consultants  
Brunswick House  
Gloucester Business Park  
Gloucester  
GL3 4AA

Contact John Hawkins  
Tel 01452 627135  
Fax 01242 623291  
Email [jhawkins@alderking.com](mailto:jhawkins@alderking.com)

Ref JH/CET/N78698  
Date June 2014

