

# To Let



**Firfax House  
Meteor Business Park  
Staverton  
Gloucestershire  
GL2 9QL**

**Approximately 12,000 sq. ft.**

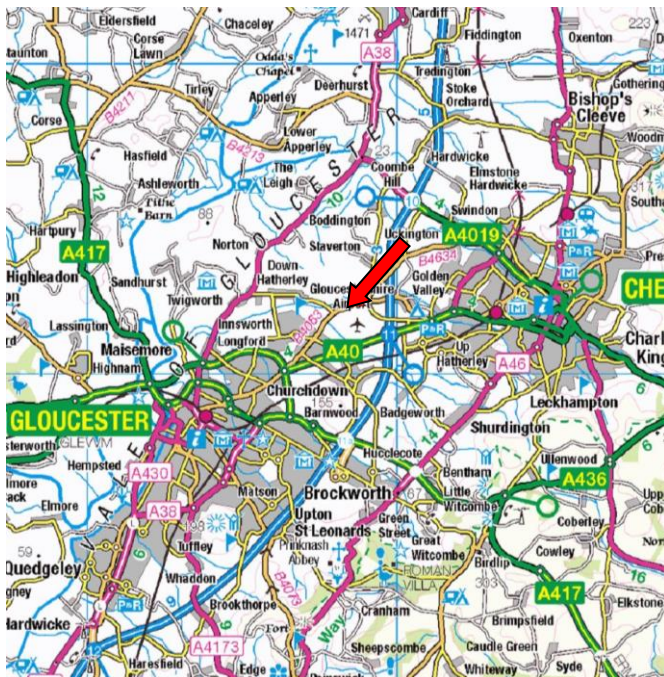
- Unique premises offering office, warehouse, and aircraft hangar
- Direct access to Gloucestershire airport
- New lease available

## LOCATION

Firfax House is located in Meteor Business Park, which is an established development offering industrial and office premises and is conveniently located between Gloucester and Cheltenham.

The Business Park sits just off the B4063 adjacent to Gloucester Airport and approx. 5 miles from Gloucester City Centre and approx. 4.5 miles from Cheltenham City Centre.

The Business Park provides easy access to the A40 and Junction 11 of the M5.



## DESCRIPTION

Firfax House comprises a detached two storey building providing office accommodation, warehouse unit and aircraft hangar.

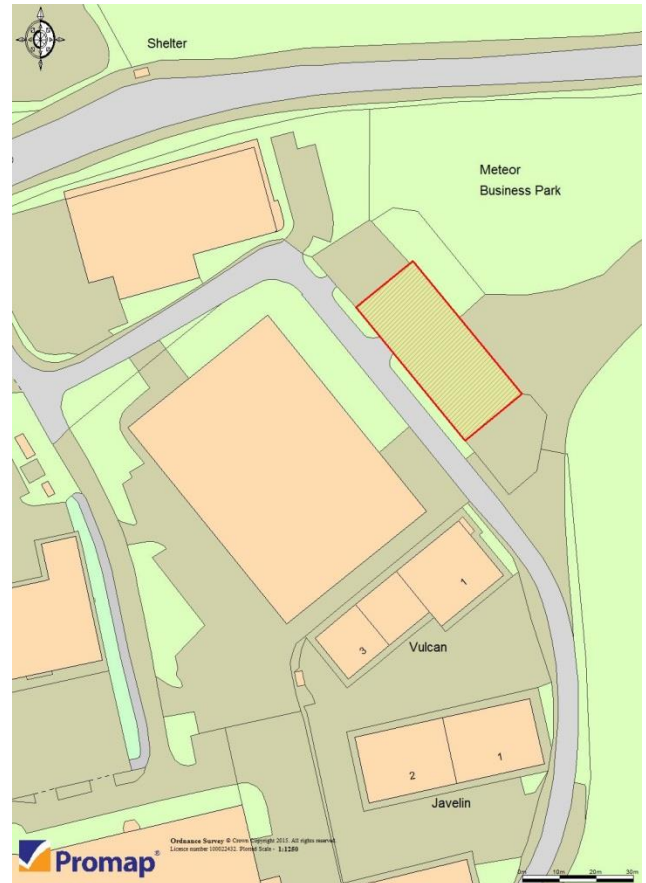
The hangar offers a unique opportunity having full height access doors providing direct aircraft access onto Gloucester Airport Airfield.

The additional accommodation consists of ground floor and first floor open plan offices and meeting rooms; Warehouse with separate mezzanine floor and roller shutter access doors.

The premise provides parking to the side of the offices, and yard space to the side and rear of the hangar.

## ACCOMMODATION

Area	Sq. ft.	Sq. m
Ground Floor Offices	1,609	149
First Floor Offices	1,948	181
Warehouse Unit	2,282	212
Hanger	5,944	552
<b>Total</b>	<b>11,783</b>	<b>1,094</b>



## DESCRIPTION

## SERVICES

We are advised that all mains services are available or connected to the subject premises.

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 accommodation is available on a new effectively full repairing and insuring lease for a term to be agreed.



## **RENT**

The quoting rent for the whole property is £78,000 per annum exclusive. Consideration will be given to letting of separate parts.

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## **ENERGY PERFORMANCE CERTIFICATE**

Awaiting EPC

Ref: AJGR/LDG/N82193  
Date: July 2015

## **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.

## **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.

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

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

## **SUBJECT TO CONTRACT**

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## **VIEWING ARRANGEMENTS/ FURTHER INFORMATION**

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