

OFFICES FOR SALE

alder king

PROPERTY CONSULTANTS

18A Ley Court

Barnwood Fields, Gloucester GL4 3RT

Office Building From approximately:

3,621 sq ft - 12,728 sq ft (336.40 - 1,182.46 sq m)

Location

18A Ley Court is situated within the Barnwood Fields Business Park, with prominent frontage and visibility to the main estate road of Barnett Way.

Barnwood Fields is a long-established business location with occupiers in the immediate vicinity including Barclays Bank, Lloyds Banking Group, Spa Medica, GCHQ and EDF.

The business park is highly accessible and is located approximately 3 miles to the east of Gloucester City Centre and 6 miles west of Cheltenham.

Gloucester City Centre



3 miles west

M5 Junction 11a



1.5 miles

M5 Junction 11

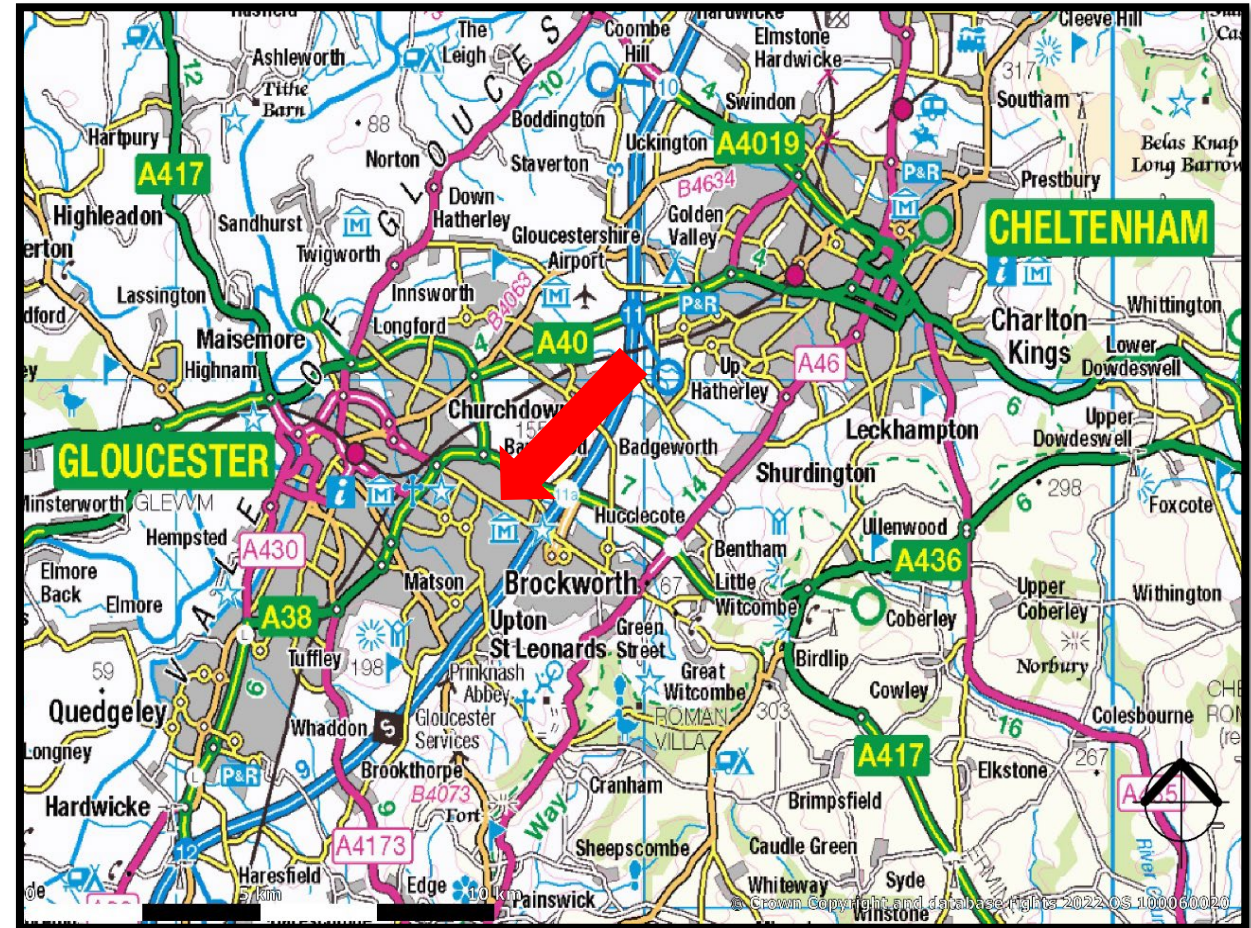


3.5 miles

Cheltenham



6 miles east



Accommodation

Description

The property comprises a highly visible and prominently situated office building, located within an accessible and attractive business park environment.

There is a mixture of open plan and cellular office accommodation with staff amenity facilities, set over each of the ground, first and second floors.

Further benefits included suspended ceilings, fitted carpets, gas central heating and a passenger lift.

There is a generous on-site parking allocation for up to 28 vehicles.

Terms

Sale of the long leasehold interest.

Price

£650,000.00

Area	Sq ft	Sq m
Ground floor	4,692	435.90
First floor	4,415	410.16
Second floor	3,621	336.40
TOTAL	12,728	1,182.46

Offices



Suspended ceilings



WC facilities



car parking



Shower facilities



Kitchenette





Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester
GL3 4AA

www.alderking.com

AK Ref: N92911

Date: February 2026

Subject to Contract



Giles Nash

01452 627135

07503 017 301

gnash@alderking.com



Adrian Rowley

01452 627133

07771 874 175

arowley@alderking.com

Important Notice

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.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.

