



TO LET OR FOR SALE

Detached Office Building

Green Farm Business Park, Quedgeley, Gloucester, GL2 4LY

6,212 sq ft (577.10 m sq) net approx.

- Excellent location close to Junction 12 of the M5
- To let on a new lease or for sale with vacant possession
- Generous car parking allocation

Location

Ampney House is located in Green Farm Business Park which is an established out of town office development superbly located approximately two miles south of Gloucester City Centre.

Access is excellent with the development sitting close to the junction of the A38, the Gloucester Ring Road and the Gloucester South West Bypass.

The A38 provides access to Junction 12 of the M5 Motorway approximately 3 miles south.

Local amenities within Quedgeley include retail and food retail facilities and a number of pubs/restaurants. A children's day nursery is located within Green Farm Business Park.

M5

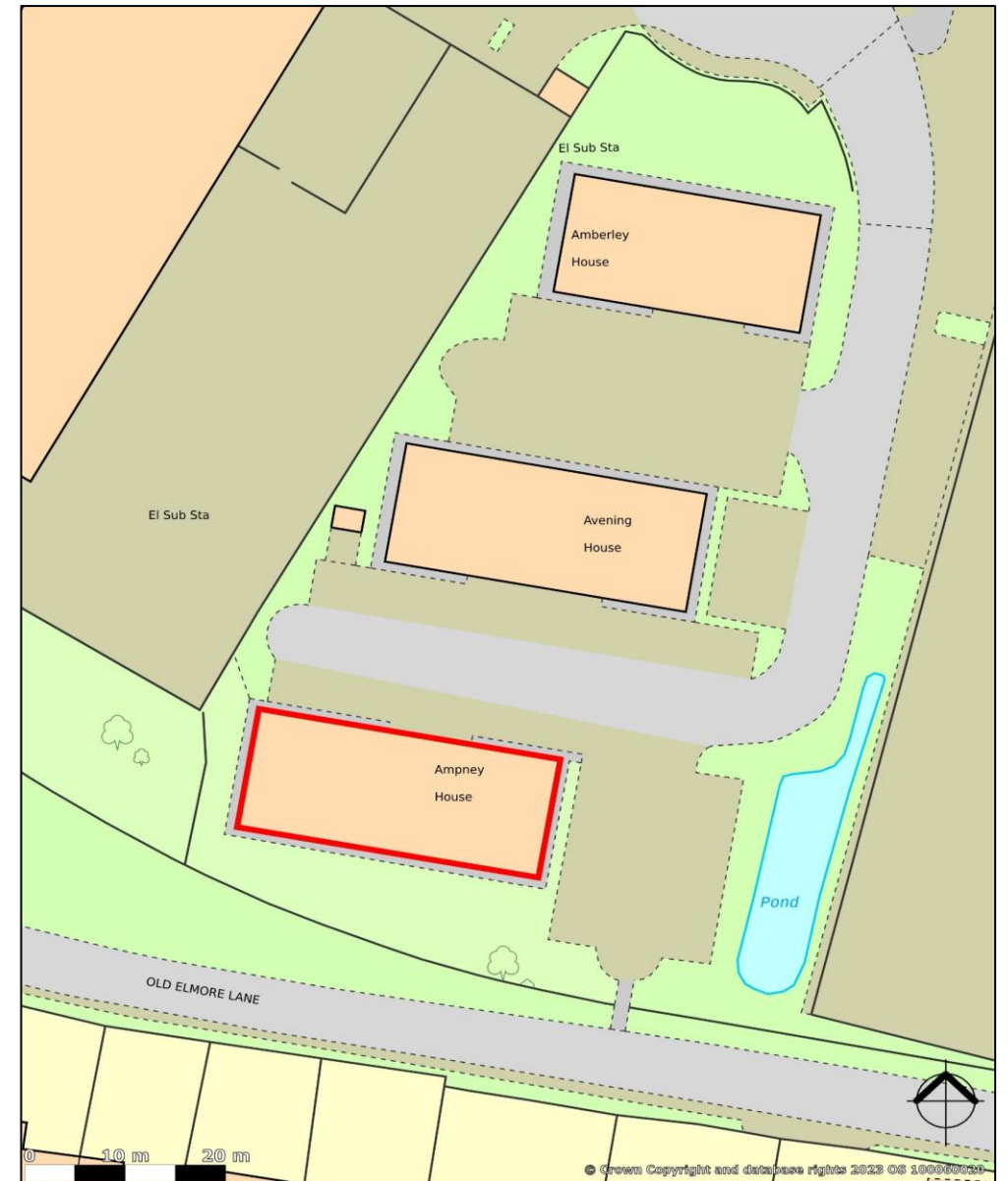


**Junction 12
3 miles**

**Gloucester
City Centre**



2 miles



Accommodation

Description

Ampney House comprises a modern detached two storey office building of brick elevations beneath a pitched tiled roof.

The available space has been built to an excellent specification including suspended ceilings with recessed lighting, comfort cooling, raised access floors and floor boxes and carpeting.

Separate male and female WCs are located in the service core.

Parking

The building benefits from a generous parking allocation

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.

Area	Sq ft	Sq m
Ground floor	3,262	303.01
First floor	3,264	303.27
TOTAL	6,526	606.28

Fully accessible raised floors



Suspended ceilings



Comfort cooling



Onsite parking



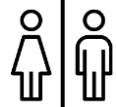
Recessed lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Business Rates

The property requires a new assessment Interested parties should make their own enquiries to Gloucester City 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

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Lease/Tenure/Terms

The building is available on a new full repairing and insuring lease outside of the security of tenure provisions of the 1954 Landlord & Tenant Act or for sale with vacant possession on completion.

Rent/Purchase Price

On application.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

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

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

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: AJGR/LDG/N96538
Date: January 2023
Subject to Contract



Adrian Rowley
01452 627133
07771 874 175

arowley@alderking.com



Giles Nash
01452 627135
07503 017 301

gnash@alderking.com

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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.