



G L O U C E S T E R

# Avionics House

## Office Suites To Let

- Excellent Location
- Competitive Rents
- Flexible Lease Terms
- Good Parking
- CCTV Security



## location

Avionics House is located at Kingsway Business Park (formerly known as Quedgeley Enterprise Centre), south of Gloucester City Centre, off Naas Lane. The site is situated 2 miles from Junction 12 of the M5 Motorway with access to Gloucester City Centre being via the A38.

On adjacent sites there are food stores including Tesco and Lidl, HSBC Bank, a library, a nursery, post office, hotels, pubs and a pharmacy. A Park & Ride facility is located 500m from the offices.

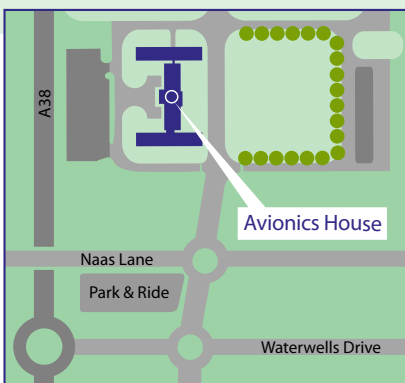
## description

A detached office building with brick elevations under a pitched roof set in landscaped grounds, with adjacent car parking.

## facilities

On site facilities comprise of:

- Two shared kitchen areas.
- Disabled Access and facilities.
- Car parking (one space per 250 ft<sup>2</sup>).
- Visitor and disabled parking spaces.



Maps not to scale

## services

Mains water, drainage, gas and electricity are connected to the property.

Note: None of the services mentioned in these particulars have been tested. We recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability for their requirements.

## lease terms

A new lease for a negotiable term of years on effectively full repairing and insuring terms.

## service charge

Estate and property service charge payable to cover the Landlord's costs of:

- Maintenance and upkeep of estate (including security).
- Maintenance and repair of the building, the external areas and the common parts internally.

## building's insurance

The landlord provides cover for building's insurance. This does not include the tenant's contents.

## legal costs

The in-going tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

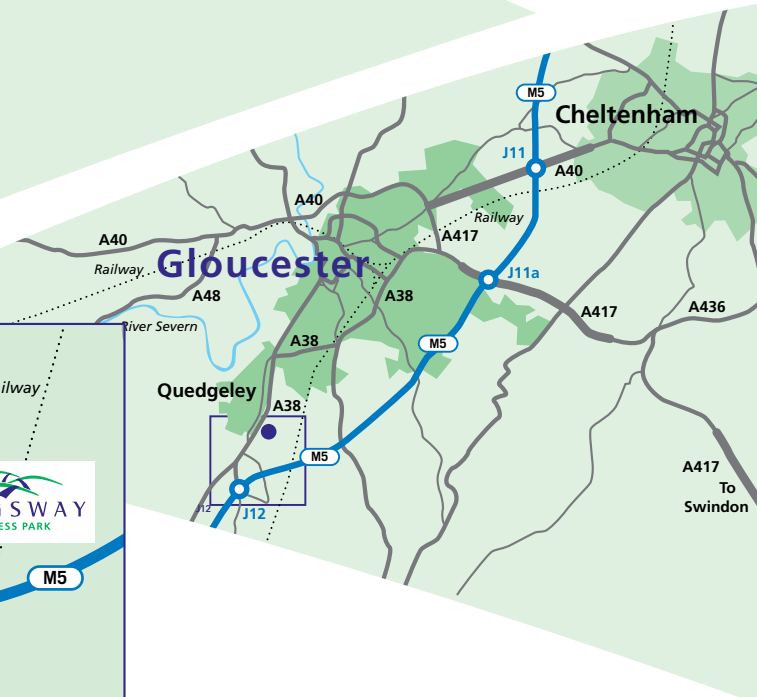
## VAT

All rents and prices quoted are exclusive of any VAT liability.

## viewing

Strictly by prior appointment with joint agents.

## subject to contract



Viewing by appointment with agent:



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| Available From | Property Description | Unit Address | Unit Type          | Net Area (Sq Feet) | Proposed Rent PA | Proposed Rent PSD | Budget Prop S/C (PSF) | Budget Insurance (PSF) |
|----------------|----------------------|--------------|--------------------|--------------------|------------------|-------------------|-----------------------|------------------------|
| NOW            | Avionics House       | Suite 1      | Refurbished Office | 2,431              | £31,603          | £13.00            | £5.59                 | £0.258                 |



|           |   |           |            |            |           |
|-----------|---|-----------|------------|------------|-----------|
| Address   | Aviorics House, Kingsway Business Park,<br>Quedgeley, GL2 2ZZ | Reference | AVH-FFL001 |            |           |
| Plan Type | Ground Floor Plan   | Agent     | KVE        | Date       | March '23 |
| Scale     |   | Drawn by  |            | Checked by | NTS       |

