KINGSWAY
BUSINESS PARK

GLOUCESTER



Avionics House

Office Suites To Let

- Excellent Location
- Competitive Rents
- Flexible Lease Terms
- Good Parking
- Communal Meeting Room



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 ASDA and Lidl, PureGym, B&M, Starbucks Coffee, as well as a pub, restaurant and local centre.

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.

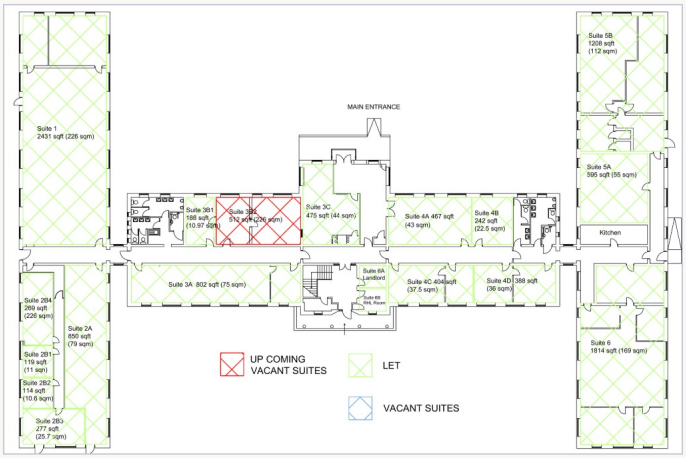
Facilities

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

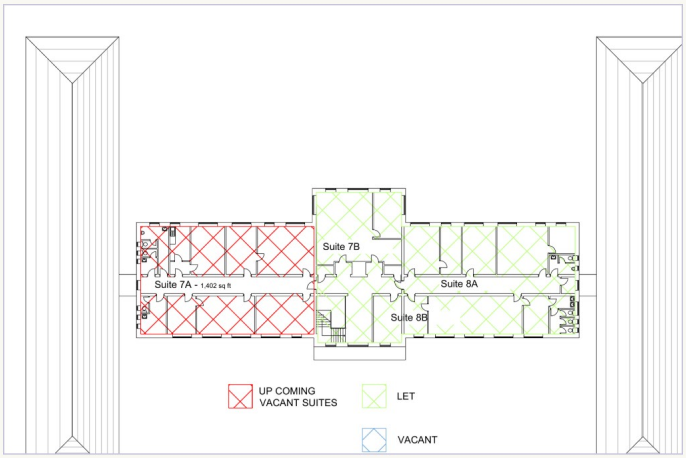
AVIONICS HOUSE

Accommodation availability

AVAILABLE FROM	SUITE	SIZE SQ FT (SQ M)	RENT P.A.	SERVICE CHARGE P.A.	BUILDINGS INSURANCE P.A.	SECURITY DEPOSIT
Now	**7A**	1,402 (130)	£19,628	£13,178.88	£426.48	£8,310.84
February 2027	**3B2**	512 (48)	£7,936	£4,792.32	£158.72	£3,221.76



GROUND FLOOR



FIRST FLOOR

Services

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

Lease terms

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

Security deposit

Deposit held on account to cover one quarter's rent, service charge and insurance.

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

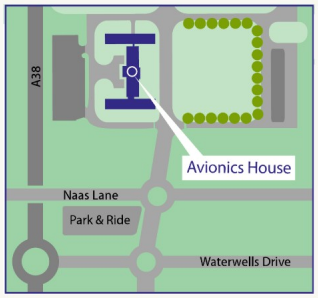
Each parties will bear their own legal costs.

VAT

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

Viewing

Strictly by prior appointment with sole agents Alder King.





alder king
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