

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

TWO SERVICED OFFICES TO LET

**22 A & B BAMFURLONG INDUSTRIAL ESTATE
STAVERTON
GL51 6SX**



**2 REFURBISHED SERVICED OFFICES – TO LET
AIR CONDITIONED
KITCHENETTE FACILITY
FLEXIBLE LEASE (Min Term 12 Months)
INTERNET AVAILABLE
PARKING FOR 3+
841 Sq Ft & 969 Sq Ft**



12 Rodney Road, Cheltenham GL50 1JJ

Tel: 01242 512299 Fax: 01242 518989

LOCATION

Bamfurlong Industrial Estate is located within close proximity of Staverton Airport and is approximately 3 miles from Junction 11 of the M5 Motorway. It is equidistant between Cheltenham and Gloucester.

DESCRIPTION

The building comprises of a single storey blockwork, heavily insulated detached office building with parking surrounding the building. The offices benefit from Cat 5 lighting, carpets and kitchen facilities, Air conditioning units with the offices having been freshly painted. There are three parking spaces per office.

ACCOMMODATION

Office A **8.75 m x 10.29m = 90.03 Sq M (969 Sq Ft)** **RENT - £2000PCM**

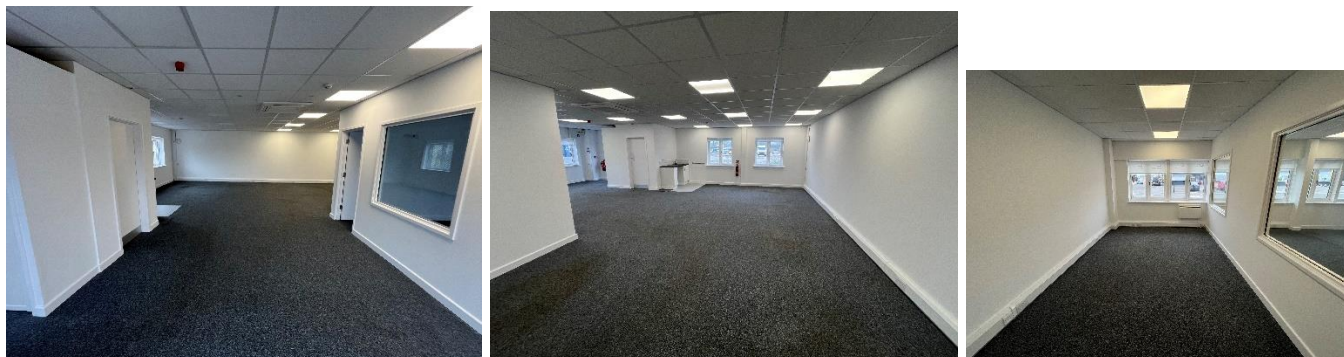
Office B **8.95 m x 8.73m = 78.13 Sq M (841 Sq Ft)** **RENT - £1750PCM**

SERVICES Drainage, water, air conditioning single phase electricity are available.

LEASE - The offices are available to let on an **ALL INCLUSIVE** serviced basis to include electricity, water, rent and heating. Internet is available for an additional cost. The office is available on flexible lease terms for a minimum term of 12 months.

PARKING - Parking is available for 5 cars for Office A and 4 cars for office B.

USE - The premises are suitable for office use.



Please Note:

MISREPRESENTATION ACT: These particulars are prepared with care but do not guarantee and do not constitute any part of an offer or contract. Intending purchasers must satisfy themselves of these particulars accuracy by inspection or otherwise, since neither the vendor nor Bear Associates Surveyors Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither does Bear Associates Surveyors Ltd or any other person in their employment have any authority to make or to give, any representation or warranty in relation to this property.

SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND: None of these have been tested by Bear Associates Surveyors Ltd. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

VALUE ADDED TAX: V.A.T. may be payable on the purchase price and/or on the rent and/or any other charges or payments detailed above. All figures are quoted exclusive of V.A.T. Intending purchasers and lessees must satisfy themselves as to the applicable V.A.T. position, if necessary, by taking appropriate professional advice.