



# TO LET

## FLEXIBLE OFFICE SPACE

Corinium House, Barnwood Point, Corinium Avenue, Gloucester, GL4 3HX



**170 – 4,057 sqft**

(15.79 – 376.90 sqm) Approx. Net Internal Area

**A RANGE OF MODERN OFFICE SUITES**

**NEW FLEXIBLE LEASES AVAILABLE**

**ON-SITE CAFÉ**

**24/7 ACCESS**

**AMPLE ON SITE CAR PARKING**

**FIBRE BROADBAND**

**ON SITE STORAGE UNITS ARE ALSO AVAILABLE FROM 25 sq ft – 100 sq ft**





### **LOCATION**

Barnwood Point Business Park is strategically located approximately two miles east of Gloucester city centre, offering excellent road connectivity and convenient access for occupiers. The property benefits from immediate access to the A417 (Gloucester Ring Road) and is approximately a 10-minute drive from the city centre, with Junction 11A of the M5 located around two miles away, providing strong links to the wider motorway network. Gloucester Railway Station is also within a short drive, offering direct services to London in under two hours, while a range of nearby amenities including retail parks, gyms, restaurants and cafés further enhance the location. Overall, Barnwood Point provides excellent convenience for both staff and visitors, with strong transport connections across Gloucestershire and the wider South West

### **DESCRIPTION**

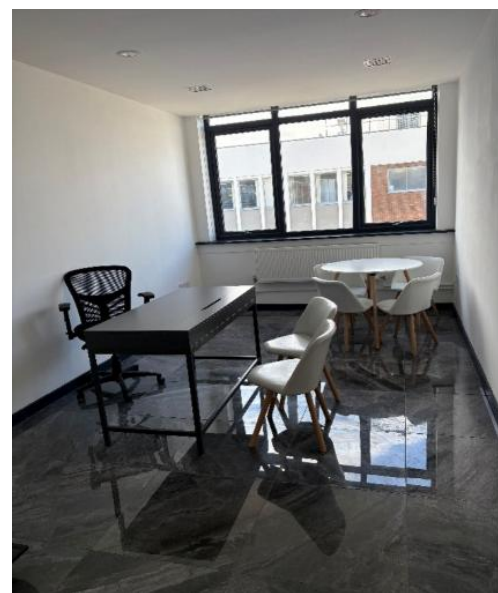
Corinium House at Barnwood Point is a fully refurbished, contemporary business centre offering a wide range of flexible office suites designed to support businesses of all sizes.

Set within an established and highly accessible business park, this modern workspace provides a professional environment with excellent amenities, making it an ideal base for SMEs, start-ups and growing companies alike.

Tenants benefit from a comprehensive package of modern amenities, including:

- 24-hour access & CCTV security
- Lift Access
- DDA Compliant
- High-speed internet connectivity
- On-site parking (ample and convenient)
- Contemporary reception and communal areas
- Breakout / collaboration spaces
- Meeting rooms available to hire
- Communal kitchens & on-site café
- Shower facilities and cycle storage
- Dedicated, experienced on-site management team
- EV charging points

The building has been comprehensively refurbished to provide a stylish, professional working environment with a strong business community feel.





**ACCOMMODATION**

Room	Floor	Size (sq ft)
7	Ground	170
20	First	185
38	First	1,525
44	Second	177
45	Second	177
61	Second	327



**AVAILABILITY**

The subject properties are available on a new leases on terms to be agreed.

**QUOTING RENT**

On Application.

**EPC**

EPC Rating TBC.

**BUSINESS RATES**

Rateable Value: Please ask the agent for more information.

**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.

**SERVICE CHARGE**

There is a Service Charge payable for both the Estate and Building. Please ask the agent for more information.





**VAT**

All prices quoted are exclusive of VAT, which may be chargeable.

**LEGAL COSTS**

Each party to bear their own legal costs incurred in any transaction.

**MONEY LAUNDERING**

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

**VIEWING**

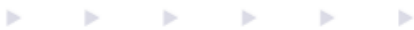
Strictly by way of the joint letting agents:

**Harris Lamb**

Contact: Lauren Allcoat-Hatton  
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Mob: 07586 632 441

**SUBJECT TO CONTRACT**









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Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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