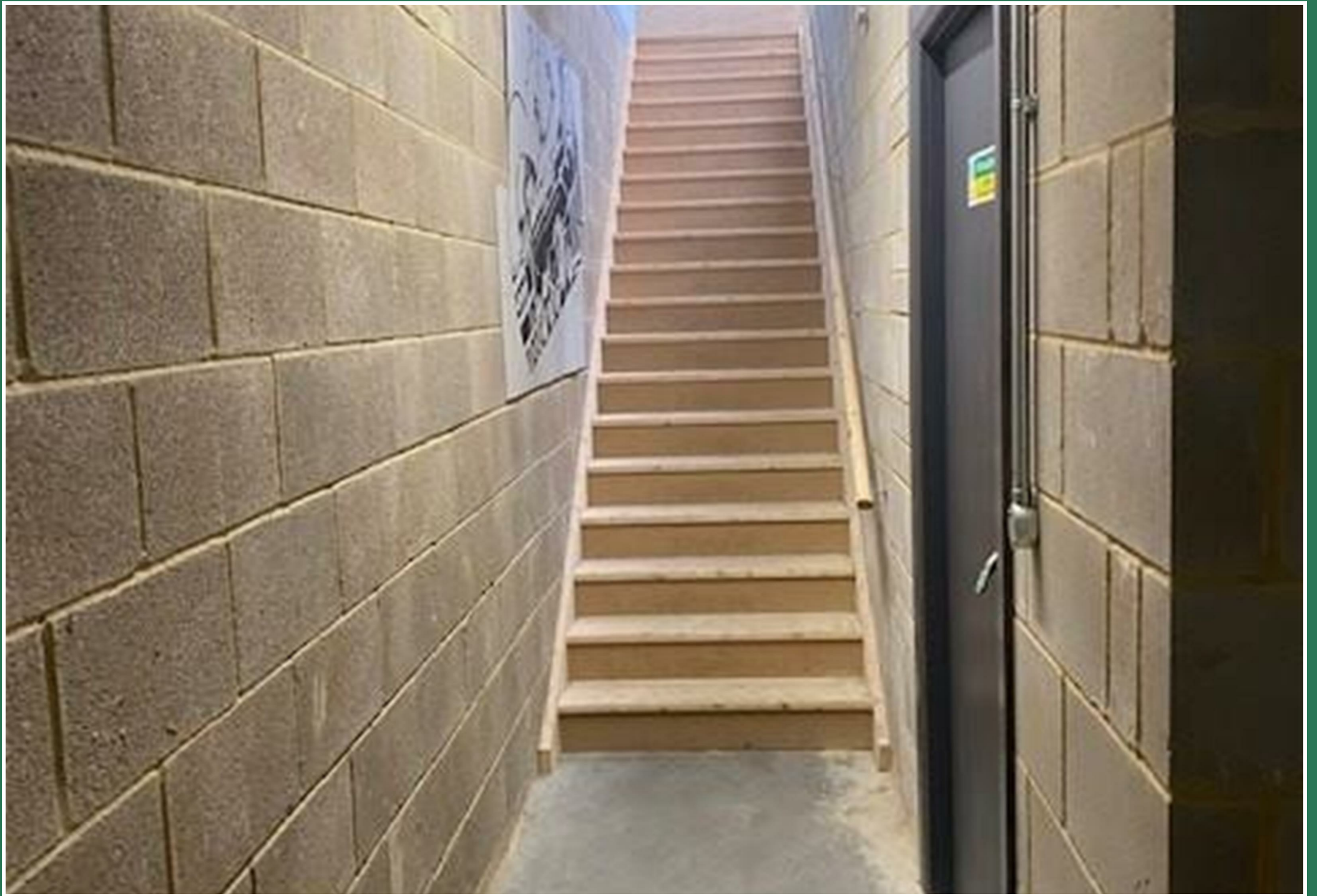




Unit 11a, Huntley Business Park Ross Road, Gloucester,  
£550 PCM



£550 PCM

# Unit 11a, Huntley Business Park Ross Road Gloucester, GL19 3FF

- FIRST FLOOR OFFICE/PREMISES FOR RENT
- APPROX 11M X 4.6M
- SHOWER ROOM
- BURGLAR ALARM
- ALLOCATED PARKING
- OPTION TO RENT PART PREMISES
- AVAILABLE NOW
- APP CONTROLLED HEATING
- CENTRAL TO GLOS, ROSS & FOREST
- OFFICE SHARE A POSSIBILITY

Huntley Business Park is a modern development of industrial/warehouse units which are of steel portal frame construction and the elevations are a combination of brick and profile metal cladding. The unit includes concrete floor, Powder coated double glazed aluminium windows and doors, Landscaped environment, Allocated parking, High quality composite panels, all mains services including 3 phase electricity. Unit 11a also features motion detection on the premises with automated Lighting, Audio, Ventilation Heating 'ready' technology. The property also includes full access control system with unique user keypad/keyfob entry, Video intercom, Burglar alarm system and CCTV. The tenant has full control of the systems via an app together with access to energy consumption for the monitoring of energy costs. The monthly rental does not include any utility costs.



Summary:

Planning:

VAT:

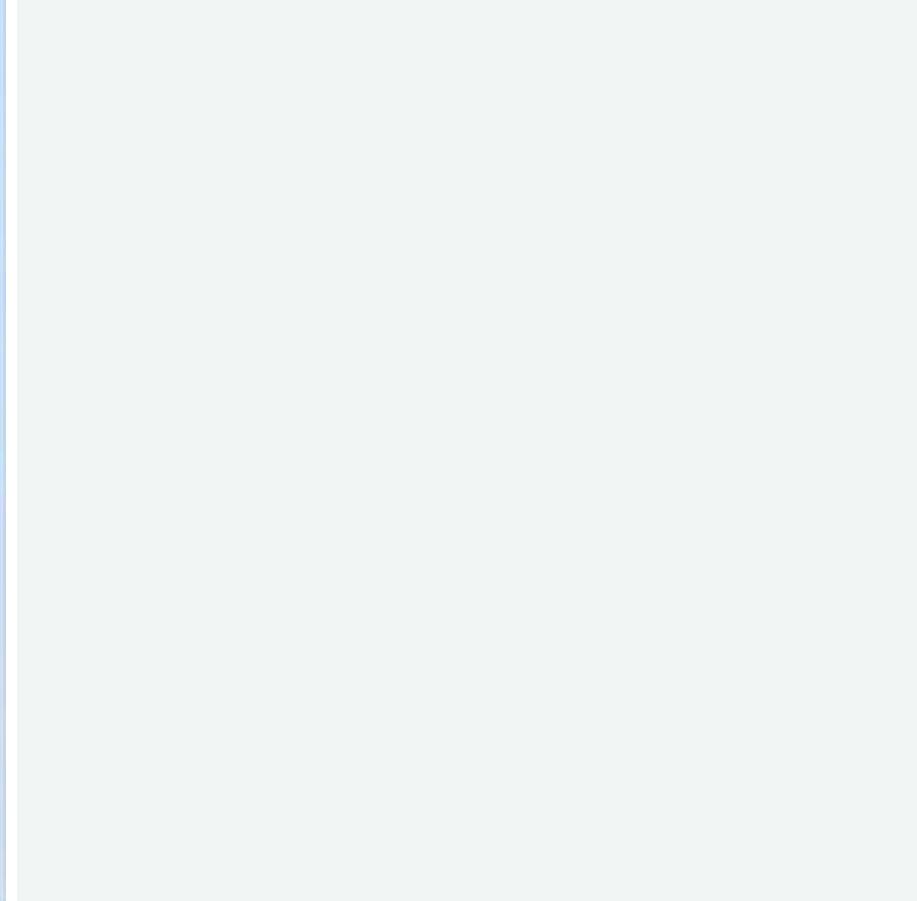
Location Details:

Rates:

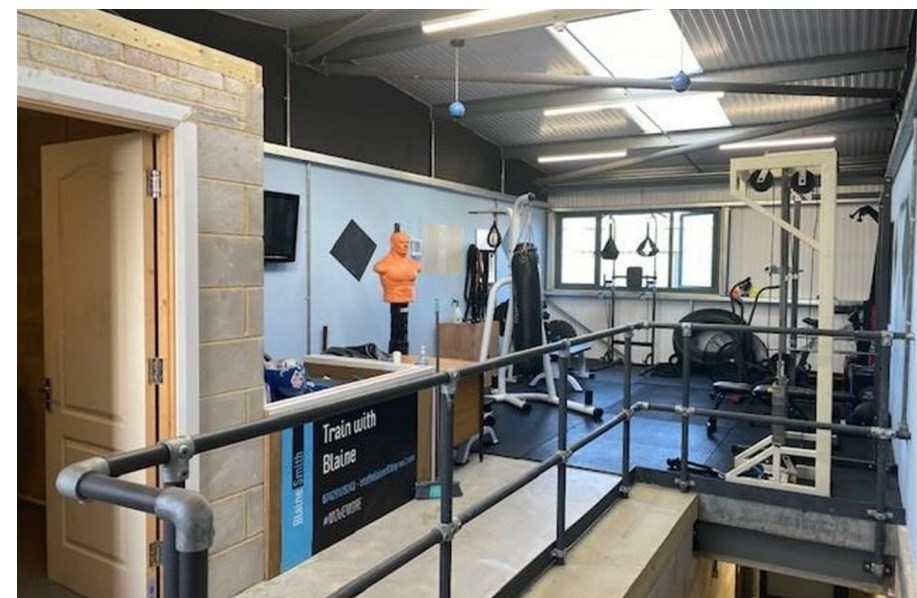
Legal Costs:

Consumer Notes:





Directions

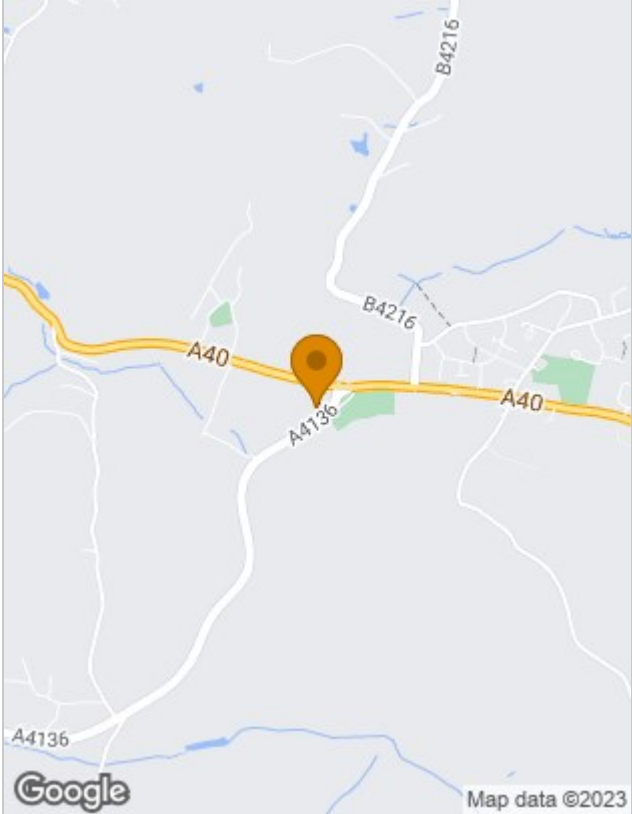




### Floor Plans



### Location Map



### Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.