

Gloucester **8 Pullman Court** **Great Western Road** **Gloucestershire** **GL1 3ND**

- **Freehold Office Investment**
 - Let to Teradata (UK) Limited until 2020 (1)
 - Offices totalling 330.30 sq m (3,555 sq ft)
 - 14 allocated parking spaces
 - Rent Review 2018
 - Current Rent Reseved
- £39,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The cathedral City of Gloucester is located approximately 36 miles north of Bristol, 56 miles south-west of Birmingham and 13 miles west of Cheltenham. The town is situated adjacent to the M5 between Junctions 11 and 12. The A40 provides access to Cheltenham whilst the A417 provides access to Cirencester.

The property is situated on Pullman Court, a business park located off Great Western Road in the city centre some 0.3 miles from Gloucester Mainline Rail Station and 0.5 miles from the main shopping area of Northgate/Westgate/Eastgate.

Occupiers close by include Unison, Ash and Co Surveyors, Berkeley Hamilton Accountants and Gloucestershire Royal Hospital.

Description

The property forms part of a terrace of office units and is arranged to provide office accommodation on ground and two upper floors. The property enjoys the right to use 14 parking spaces, which are allocated to the front, rear and within a car park in close proximity.

The property provides the following accommodation:

Ground Floor	110.10 sq m	(1,185 sq ft)
First Floor	110.10 sq m	(1,185 sq ft)
Second Floor	110.10 sq m	(1,185 sq ft)
Total(2)	330.30 sq m	(3,555 sq ft)

(2) Areas from www.2010.voa.gov.uk

Tenancy

The entire property is at present let to TERADATA (UK) LIMITED for a term of 5 years from 14th April 2015 at a current rent of £39,500 per annum. The lease provides for a rent review in the third year of the term and contains full repairing and insuring covenants. (1) There is a mutual option to determine the lease in April 2017, subject to six months' notice.

Tenant Information

Website address: www.teradata.co.uk

For the year ended December 2014, Teradata (UK) Ltd reported a turnover of £72,518,000, a pre-tax profit of £1,344,000, shareholders' funds of £6,860,000 and a net worth of £6,860,000. (Source: Experian 14.04.2016)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 89 Band C (Copy available on website).