

TO LET — Part 1st Floor, Pillar and Lucy House

Gloucester Quays, GL2 5RG

BK Bruton Knowles

est.1862

- 1,282 Sq. Ft
- Available Immediately
- Excellent office location
- Good parking provision
- Quayside views

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LOCATION

Situated in the heart of the redeveloped Gloucester Quays overlooking the Gloucester-Sharpness canal, this dockside office suite is uniquely positioned within the city's most bustling commercial centre. Gloucester Quays attracts 6.5 million visitors a year with a range of multiple retailers and numerous restaurants, including Coal Bar and Grill situated on the ground floor of Pillar & Lucy House.

Gloucester benefits from fast and frequent inter city train links to major UK cities, with travel time approximately two hours into central London, Cardiff (1 hour) and Birmingham (1 hour 20 minutes).

DESCRIPTION

Pillar and Lucy House is a 1838 Grade II listed warehouse at Bakers Quay on the east bank of the Gloucester Sharpness Canal with stunning views across the water to Llanthony Priory. An electronic door entry system gives access to a ground floor lobby with a lift and staircase.

The available suite is decorated to a high standard with two internal glass meeting rooms and self-contained tea point. WC facilities and further kitchen are shared with other Tenants on the 1st floor.

EPC

TBC

ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
Part 1 st Floor	119.10	1,282
Total	119.10	1,282

RENT

£18,500 per annum exclusive.

TERM

The property is available by way of a new lease on an IRI basis, for a term of years to be agreed.

VAT

VAT will be applied to all costs.

RATES

We advise that all interested parties make their own enquiries with the GOV UK rates valuation. <https://www.gov.uk/correct-your-business-rates>

PLANNING CONSENT

The property is available to be used under Use Classes E (offices) of the Town and Country Planning Order 1987.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

SERVICE CHARGE

A service charge is payable based upon £2.32 per square foot exclusive.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Phoebe Harmer

07516 507939

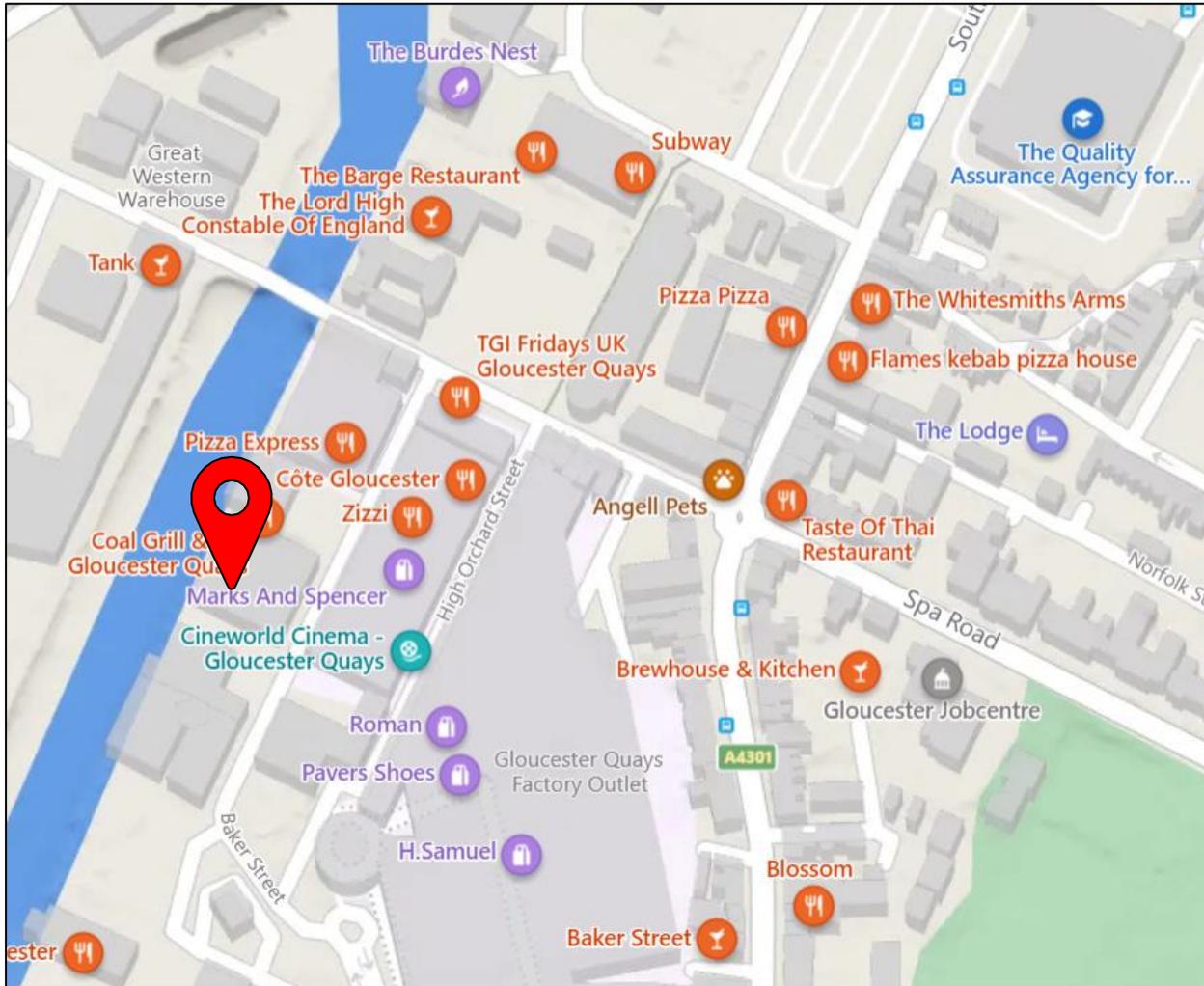
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