



TO LET

From 240.43 sq m
to 1,600.52 sq m
(2,588 sq ft to 17,228 sq ft)

HISTORIC WAREHOUSE

HIGH QUALITY QUAYSIDE OFFICES



+ Panoramic views + Central location + Allocated parking

Gloucester Quays GL2 5RG



Neighbouring occupiers include



Self contained, high quality, refurbished offices

Arranged over four floors, these fully carpeted and decorated offices enjoy stunning panoramic views from the upper levels. They are fitted with partitioned meeting rooms and the existing high quality furniture can be included if required. There is an electronic door entry system and an allocation of up to 45 spaces in Gloucester Quays multi storey car park which is nearby.





LOCATION

Situated in the heart of the redeveloped Gloucester Quays overlooking the Gloucester-Sharpsness canal, these dockside office suites are 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. Other commercial occupiers nearby include Tidal Lagoon Power, (already in Pillar & Lucy House), Mazars, National Waterways Museum, Gloucestershire College, Quattro Architects and Trinity Mirror plc.



DISTANCES

| | |
|-------------------------|-----------|
| City Centre (The Cross) | 0.5 miles |
| Gloucester Rail Station | 0.9 miles |
| Cheltenham | 9 miles |
| M5 | 5 miles |
| Bristol | 34 miles |
| Birmingham | 55 miles |
| London | 105 miles |



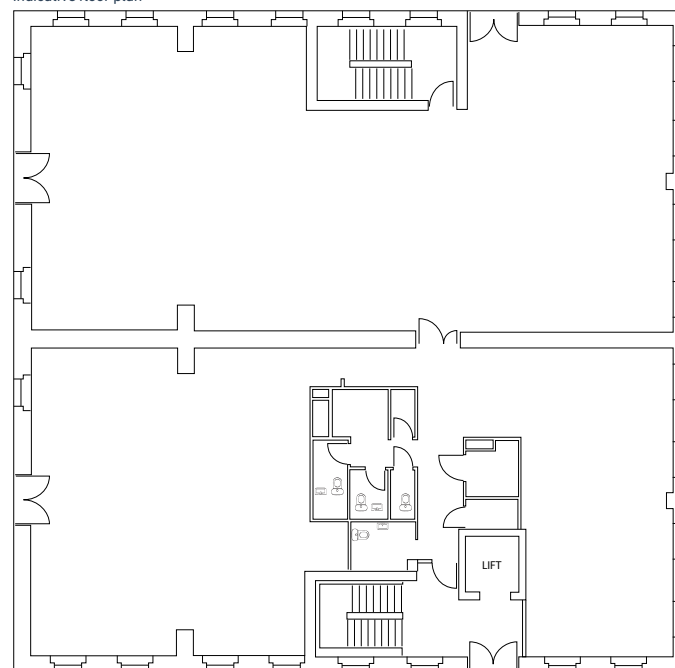
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FLOOR AREAS

| | |
|--------------|-------------------------------------|
| First Floor | 450.85 sq m (4,853 sq ft) |
| Second Floor | 451.13 sq m (4,856 sq ft) |
| Third Floor | 454.10 sq m (4,931 sq ft) |
| Fourth Floor | 240.43 sq m (2,588 sq ft) |
| Total | 1,600.52 sq m (17,228 sq ft) |

Indicative floor plan



ACCOMMODATION

Each floor is self-contained and the offices are available to let as a whole or on a per floor basis.

TERMS

The offices are available by way of a new lease direct from the Landlord on full repairing and insuring terms for a minimum term of 5 years.

SERVICE CHARGE

A service charge will be levied to cover the cost of the maintenance and upkeep of the building, lifts and common areas of the Quays which will be based on £2.70 per sq ft subject to annual indexation

BUSINESS RATES

The property has a range of assessments for each floor and further information is available from the Agents.

RENTAL

Based on £12.50 per sq ft.

LEGAL COSTS

Each party to pay their own legal costs incurred in the transaction.

VAT

VAT will be levied on the Rent and Service Charge.

PLANNING

Pillar & Lucy House is Listed Grade II and lies within a Conservation Area. The offices have consent for Class B1 of the Use Classes Order 1987.

ENERGY PERFORMANCE (EPC)

Pillar and Lucy House has an assessment of C62.

VIEWING

Strictly by prior appointment with the sole letting agents.

BK CODE 3044

BK

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