TO LET – Period Office Space with Cathedral Views

7 College Green, Gloucester, GL1 2LX

BK Bruton Knowles est.1862

- Period Office Space
- City Centre Location
- £25,000 Per Annum Exclusive

www.brutonknowles.co.uk 01452 880000

CODE 5166

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LOCATION

The property boasts prime location within College Green, adjacent to prestigious Gloucester Cathedral and a short 2-minute walk into the city centre. College Green provides a mixed-use development with an array of occupiers including offices and residential properties. Gloucester city centre offers a range of retail and restaurant premises nearby, with occupiers including Marks & Spencer, Costa and H&M.

7 College Green is easily accessed via Westgate Street, just off the A417 from the A40. It boasts easy motor links with the M5 to the east and the A40 to the north, offering quick access to Cheltenham.

The location has excellent public transport links with Gloucester Transport hub a short 0.3 mile walk and Gloucester Train Station 0.4 miles, providing easy links to major cities with the likes of Birmingham (48 mins), Cardiff (57 mins) and London (1hr 41).

DESCRIPTION

The Property comprises an attractive Grade II listed late medieval monastic building located within the Cathedral grounds, comprising of self-contained ground and first floor office suites, with a walled garden to the rear and sight of Gloucester Cathedral. It is understood that the property was remodelled in Domestic Revival Style in the late 19th century for enhanced picturesque effect.

Internally the property boasts 2 large oriel windows at ground floor level providing excellent natural light. Despite the age of the property, the layout benefits from large open plan rooms.

EPC

TBC

ACCOMMODATION (NIA)

AREA	Sq M	Sq Ft
Ground floor	102.9	1,108
First floor	94.8	1,020
Total	197.7	2,128

RENT

£25,000 per annum exclusive.

TERM

The property is available by way of a new lease on effective fully repairing and insuring (EFRI) basis for a term of years to be agreed.

VAT

VAT will be applied to all costs.

RATES

We understand the Rateable Value for the whole premises to be;

Office and premises - £13,750

PLANNING

The property has consent for office use.

LEGAL COSTS

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

FURTHER INFORMATION

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

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles accepts no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs and measurements are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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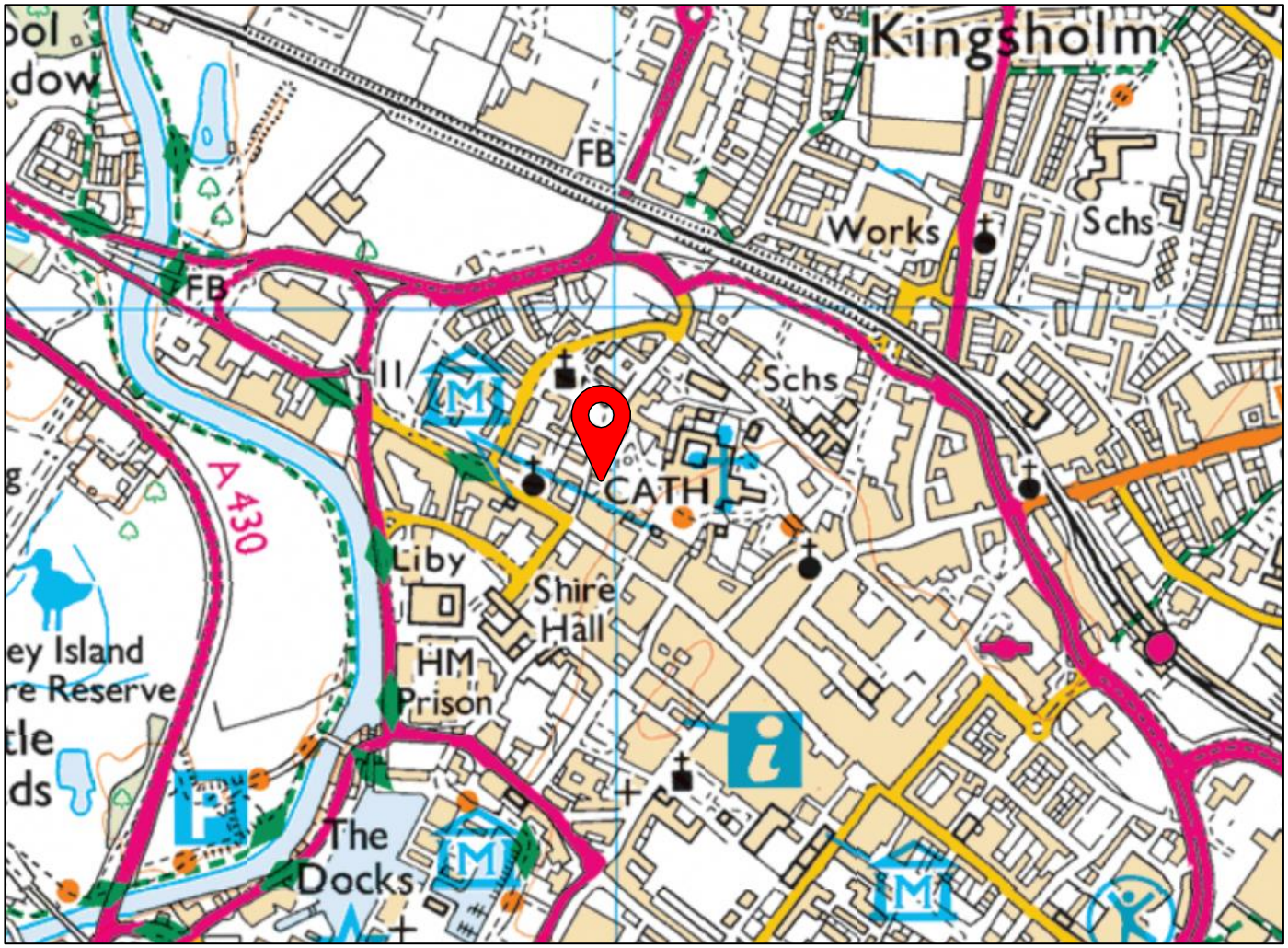

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