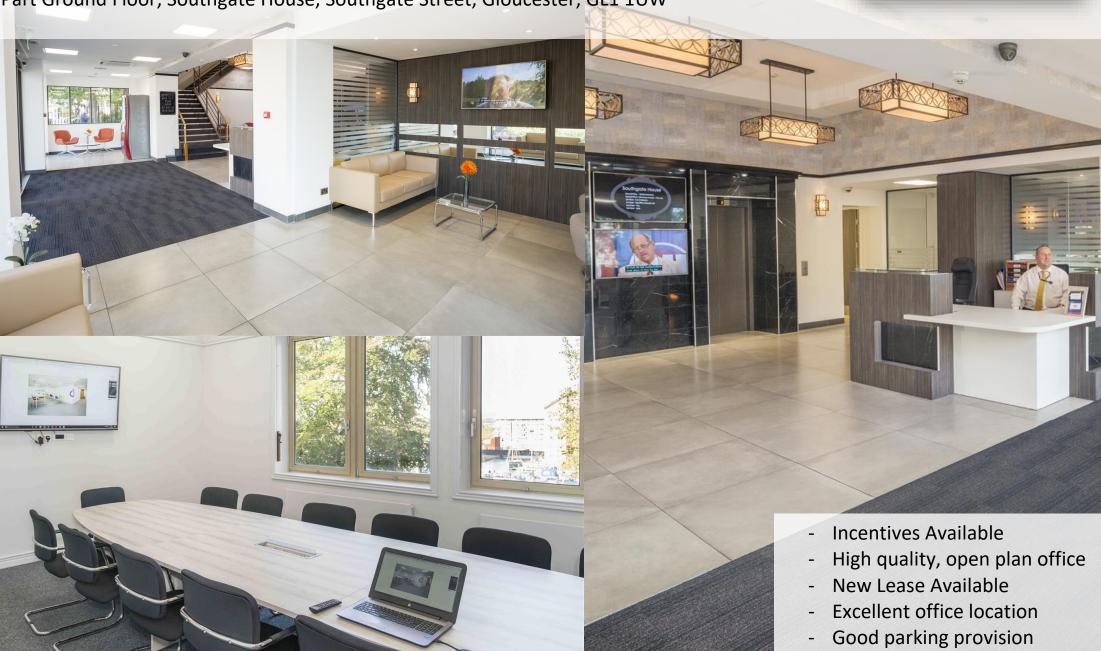
## TO LET — Ground Floor Office



Part Ground Floor, Southgate House, Southgate Street, Gloucester, GL1 1UW



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#### Part Ground Floor, Southgate House, Southgate Street, Gloucester, GL1 1UW

#### **LOCATION**

Southgate House is located in Gloucester City Centre on Southgate Street, one of four main "gate' streets forming the heart of the city. The property stands at the junction between the city centre and Historic Docks, benefitting from excellent views.

Southgate House is within a short walk of Gloucester railway station which offers direct services between Gloucester and London Paddington.

Nearby amenities within easy walking distance of the property a Gloucester Quays Outlet centre include:

Leisure – Cineworld and The Gym.

Restaurants - Nandos, TGI Fridays, Bills, Pizza Express, Eds Easy Diner, Coal Grill and Bar Retailers - All Saints, M&S Outlet, Calvin Klein Jeans,

Adidas and the Nike Factory Store.

#### **DESCRIPTION**

Southgate House comprises a four-storey purpose built office building, originally built for the Bank of England in the early 1990s.

Facilities include a manned reception, passenger lifts, raised access floors, air conditioning to the ground floor and mechanical ventilation to first floor, shower facilities and fitted carpets. The property also benefits from extensive secure car parking, CCTV system, shower facilities and garden area.

The ground floor suite is predominantly open plan with some perimeter cellular offices.

#### **EPC**

TBC

#### ACCOMMODATION (NIA)

AREA	Sq M	Sq Ft
Ground floor	734.96	7,911
Total	734.96	7,911

#### **RENT**

£10.50 per square foot exclusive.

#### **TERM**

The property is available by way of an existing lease

on a fully repairing and insuring basis, subject to the provision of a service charge.

#### VAT

VAT will be applied to all costs.

#### **RATES**

Rateable value = £78.000

Description: Office and premises

However 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 Class E of the Use Classes Order Order 1st September 2020.

#### **LEGAL COSTS**

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

#### **FURTHER INFORMATION**

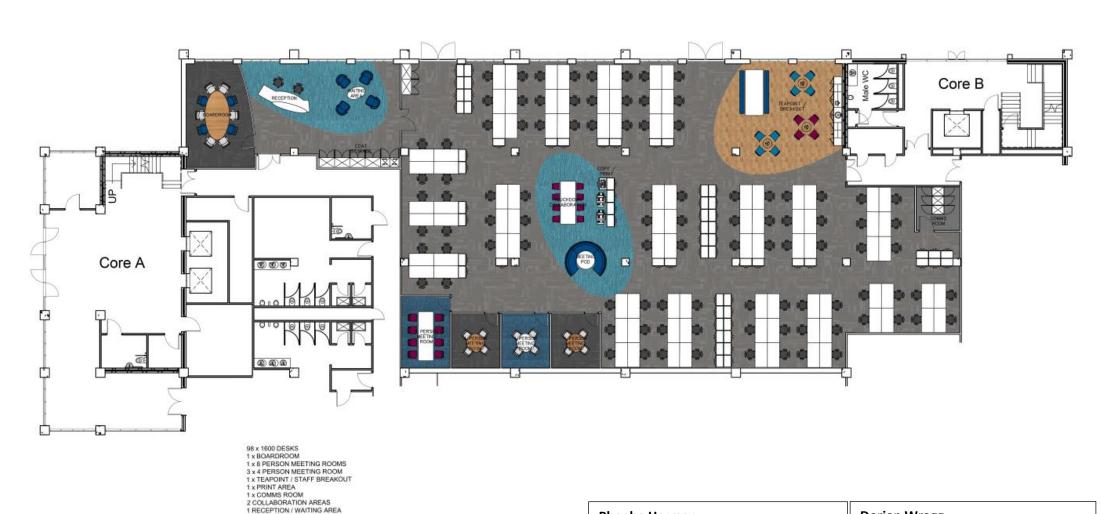
If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes 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, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

# BK Bruton Knowles

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\*Layout plan is indicative only, offices will be let unfurnished\*

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