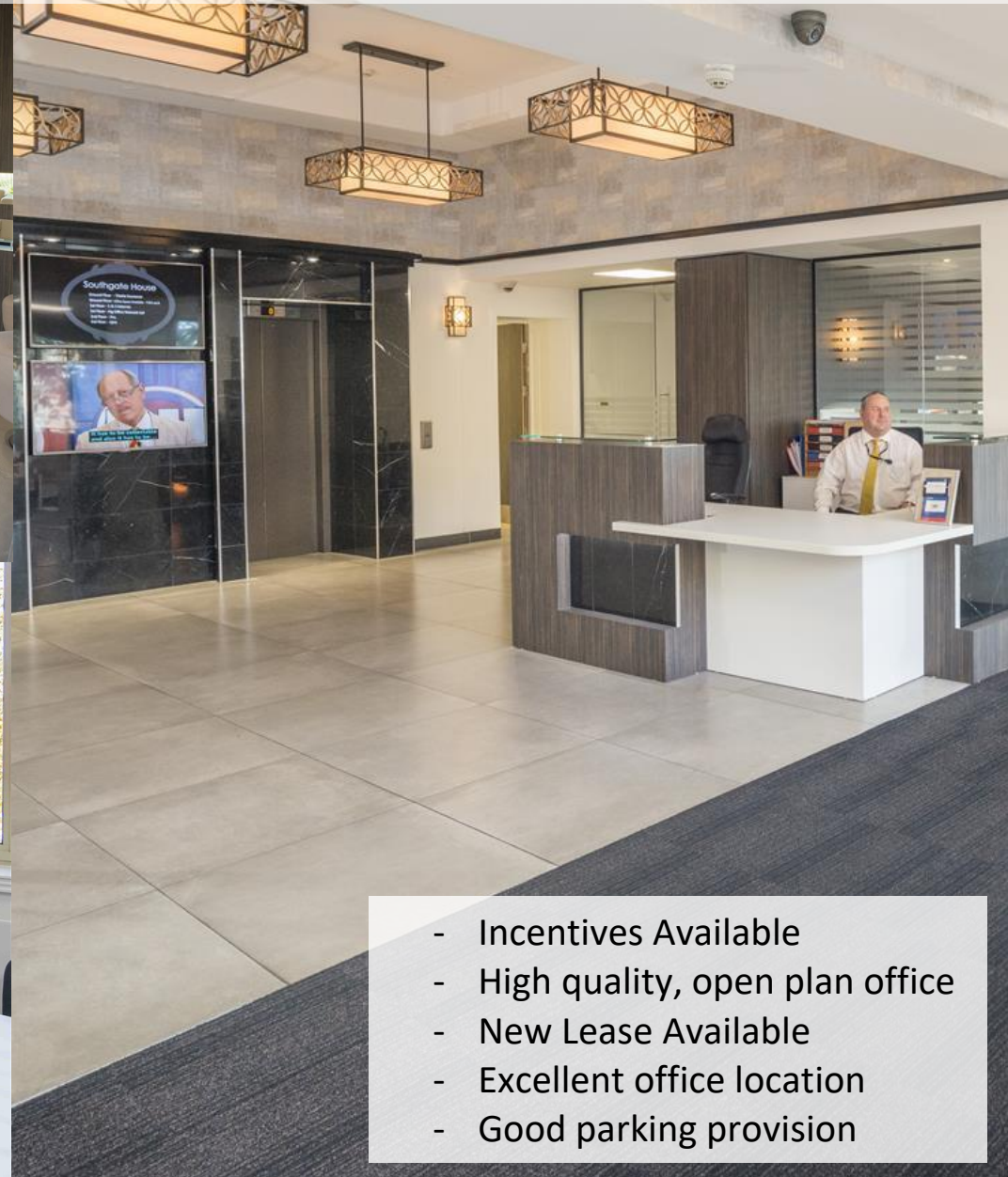


TO LET — Ground Floor Office

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

BK Bruton Knowles

est.1862



- Incentives Available
- High quality, open plan office
- New Lease Available
- Excellent office location
- Good parking provision

TO LET — Ground Floor Office

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

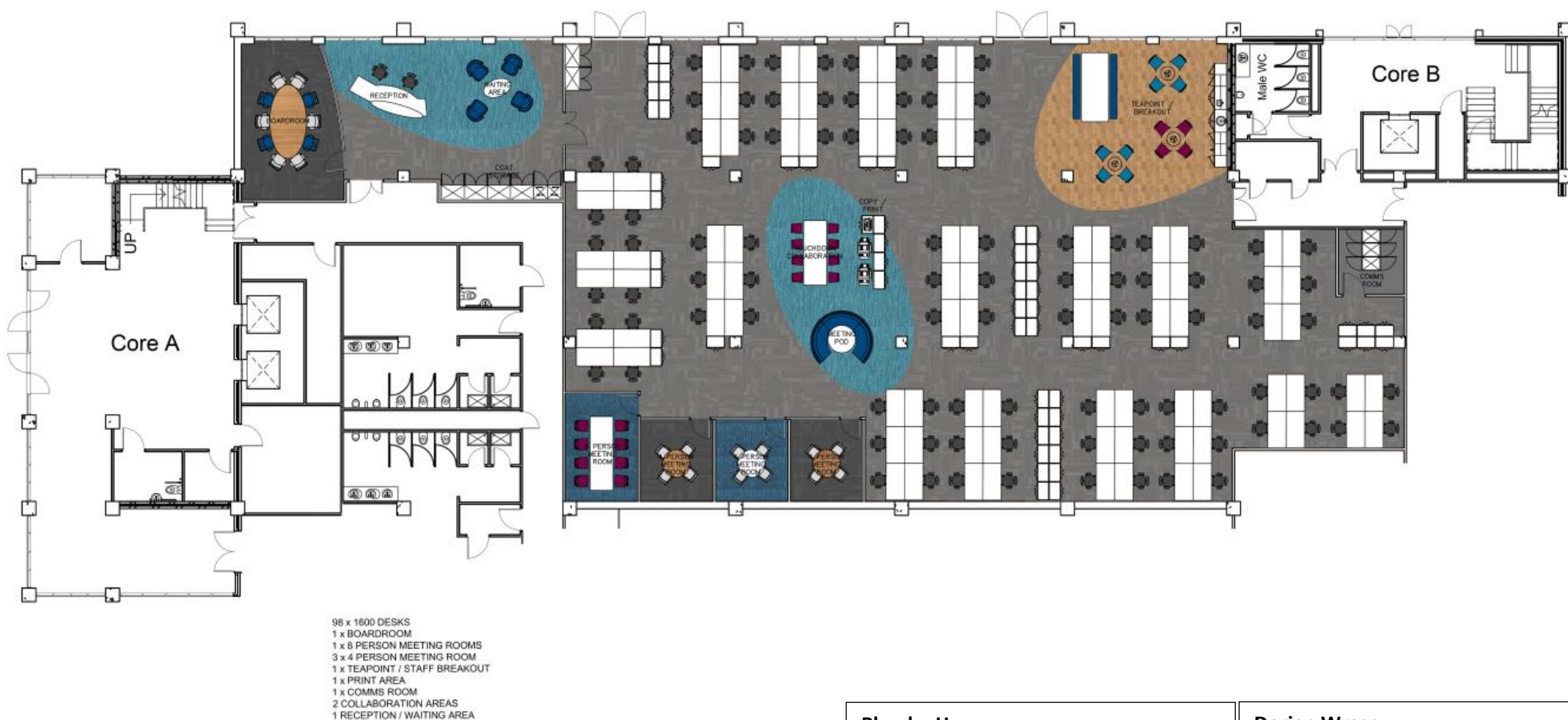
Each party is to be responsible for their own legal and professional costs relating to this matter.

FURTHER INFORMATION

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

TO LET — Ground Floor Office

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



Phoebe Harmer

07516 507939

Phoebe.harmer@brutonknowles.co.uk

Dorian Wragg

07738 103935

Dorian.wragg@brutonknowles.co.uk

Layout plan is indicative only, offices will be let unfurnished

TO LET — Ground Floor Office

BK Bruton Knowles

est.1862

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

