

TO LET – Attractive Dockside Office Conversion

6th Floor, Alexandra Warehouse, The Docks, West Quay, Gloucester, GL1 2LG



- Located in the Historic Docks
- Character Features
- Open Plan
2,540 Sq. Ft

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LOCATION

Alexandra Warehouse is located in the heart of Gloucester's historic docks overlooking the dock basin. These offices are ideally positioned within the City's bustling commercial centre, in close proximity to Gloucester Quays and Bakers Quay. The docks offer outstanding local amenities, with the Gloucester Quays leisure quarter offering an array of restaurants, bars, shops and leisure facilities.

The area provides excellent access with the A40, A38 and M5 motorway all within close driving distance. The property is less than a mile from Gloucester Railway Station and Gloucester Bus Station, offering effortless links to the wider public transport network.

DESCRIPTION

The offices in Alexandra Warehouse present characterful, fully refurbished offices within a multi let Grade II listed building. Retaining many original features with modern fit out, the offices provide a useful mix of open plan office suites, private meeting rooms and kitchen facilities.

The 6th floor provides private WC facilities, the floor is accessible by a passenger lift from the ground floor. Allocated car parking is available on a permit basis.

ACCOMMODATION (NIA)

Floor	Sq M	Sq Ft
6 th Floor	235.97	2,540
Total	235.97	2,540

RATES

We understand the Rateable Values as at 1st April 2017 to be;

6th Floor:
Office and Premises - £14,500

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at;
<https://www.gov.uk/correct-your-business-rates>

EPC

C-56

SERVICES

We understand that mains water, gas, electricity and drainage are connected to the property.

PLANNING

Use class E, as per the Use Class Order Amendment 2020.

LEGAL COSTS

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

TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

RENT

£11 per square foot.

SERVICE CHARGE

There is a service charge levied for the common areas that is calculated at approximately £3.60 per square foot.

VAT

VAT will be applied to all costs.

VIEWING

By appointment only with the sole agent Bruton Knowles.

FURTHER INFORMATION/ VIDEO TOUR

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

Video tour available on request.

Subject to contract February 2023

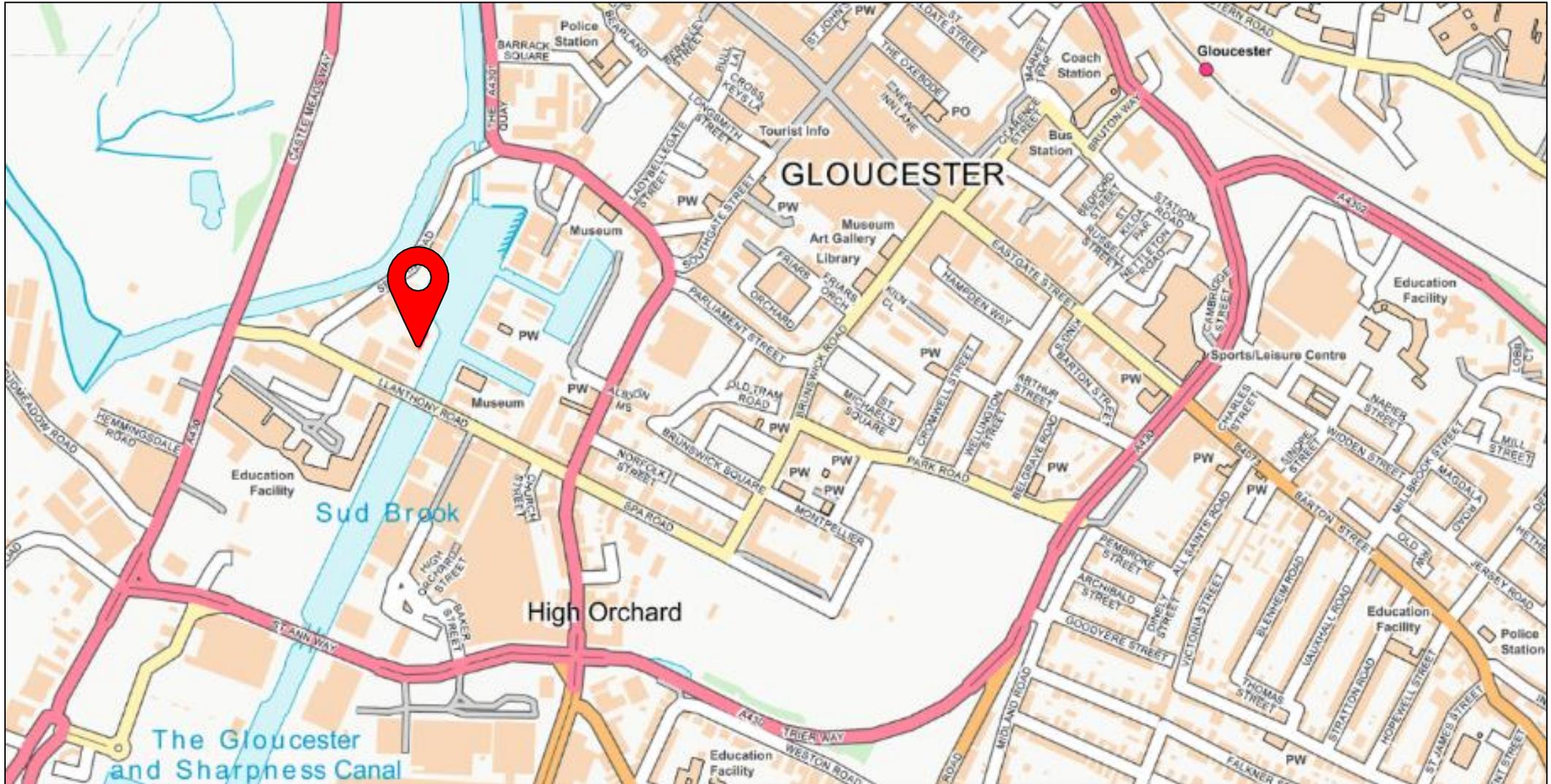


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BK Bruton Knowles

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Bruton Knowles, Olympus House, Olympus Park,
Quedgeley, Gloucester GL2 4NF
01452 880000

Phoebe Harmer
07516 507939
Phoebe.harmer@brutonknowles.co.uk

Dorian Wragg
07738 103935
Dorian.wragg@brutonknowles.co.uk