

FOR SALE

Iconic warehouses in Gloucester's historic docks



A rare opportunity to acquire a
substantial waterfront property



NOTE: The ground floor and basement of Kimberley (Dr Fosters public house) and Phillpotts are excluded from the sale.

Three linked warehouses offering c.60,000 sq ft of prime space in one of the UK's fastest growing* cities

The property was converted in 1985 to provide offices for Gloucester City Council. It comprises **Herbert Warehouse** and the second to fifth floors of the **Kimberley** and **Phillpotts Warehouses (HKP Warehouses)**



- + Herbert and Kimberley are linked by an access and amenity in-fill block and Phillpotts and Kimberley are linked by fully enclosed bridges on the first to fourth floors.
- + The main access is via a canopied entrance to the upper ground floor. This comprises a reception area and several meeting rooms/offices. Lower ground level has a variety of rooms including a kitchen, caretaker's workshop, and staff toilets and shower facilities.
- + Between the first and fifth floors, the premises extend across all three warehouses, providing predominantly open plan office accommodation. The link block provides toilet facilities, stairwells and passenger lifts.

Interior features

- + Hollow cast-iron columns
- + Renewed timber or concrete slab floors
- + Reinforced timber beams
- + Carpeted raised timber flooring
- + Exposed brickwork & plasterboard walls
- + Diffused fluorescent lighting

*by population in 2014/2015, at 1.3% compared to 1.0% for the whole of the UK

The HKP Warehouses are at the northern end of the docks, adjacent to other warehouses converted to offices and purpose built residential apartments - and beside the main dock basin with several narrow boat moorings



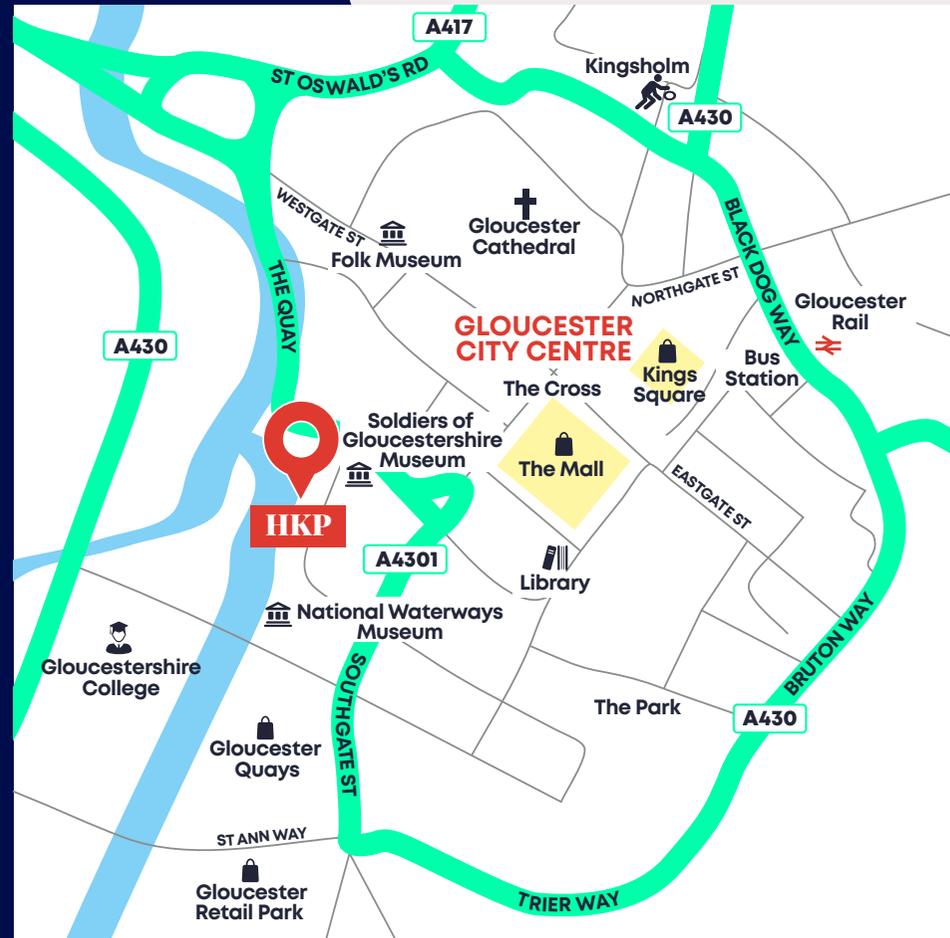
Perfectly located

Location

The city of Gloucester, with a population of c.130,000, benefits from easy access to the motorway network, good cycle routes and regular main line rail services to London Paddington, Bristol and Birmingham.



| | |
|--|-----------|
| Gloucester  | 0.7 miles |
| M5 J12 | 5 miles |
| M5 J11 | 6.4 miles |
| Cheltenham | 9.5 miles |
| Bristol | 34 miles |
| Birmingham | 55 miles |



Gloucester - recently voted a top 10 UK city by millennials*



*TotallyMoney survey www.totallymoney.com



Herbert, Kimberley & Phillpotts (HKP)

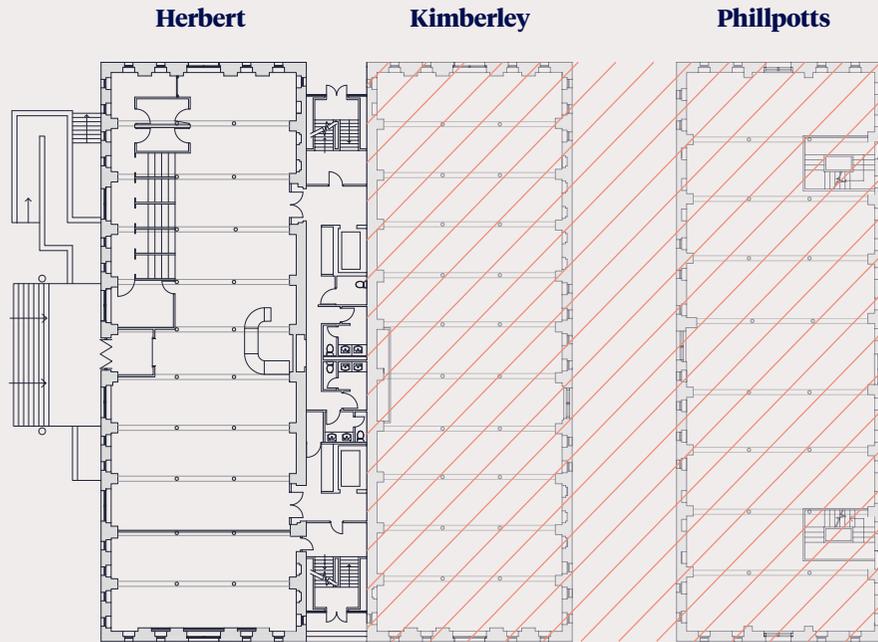
Named after the corn merchants that built them in 1846, the warehouses offer an opportunity for refurbishment or conversion for a range of uses that complement the vibrant dockside destination

A thriving residential & commercial community

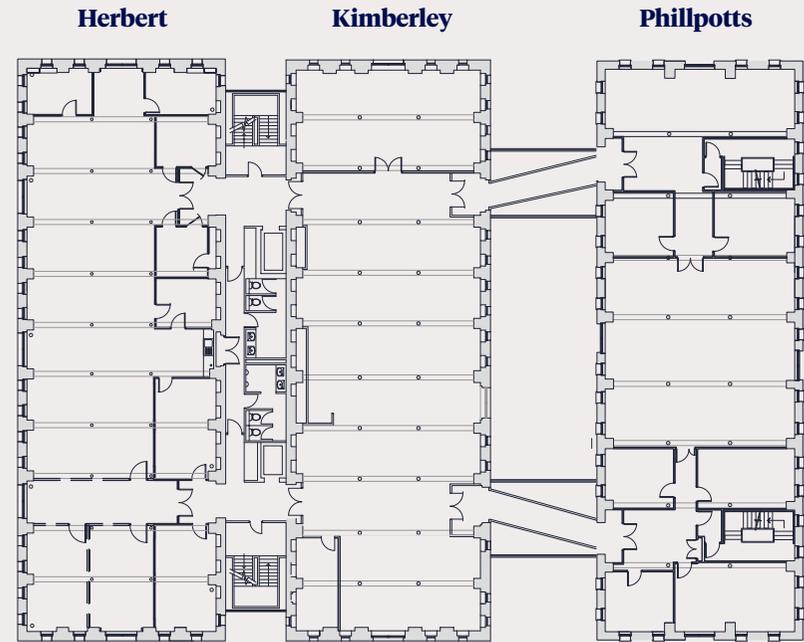


Attractions include Gloucester Quays Designer Outlet, Gloucester Waterways Museum, The Soldiers of Gloucestershire Museum and a range of waterfront bars, restaurants and coffee shops

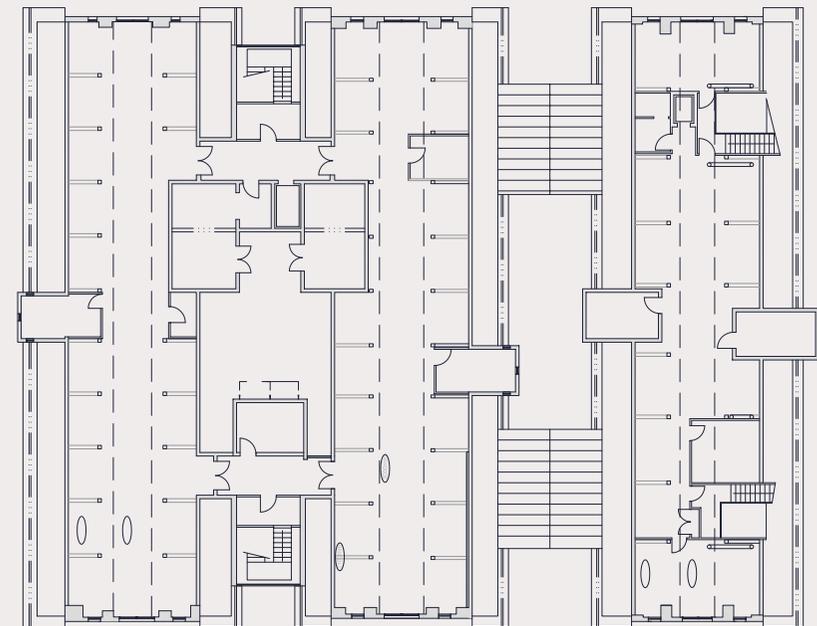




Basement & Ground



Floors 1 - 4



Floor 5

Floor plans

| Offices | Net Internal Area | Gross Internal Area |
|-------------------|---------------------------|---------------------------|
| Herbert | 25,406 sq ft (2,360 sq m) | 26,823 sq ft (2,492 sq m) |
| Kimberley | 18,034 sq ft (1,675 sq m) | 18,663 sq ft (1,734 sq m) |
| Phillpotts | 16,275 sq ft (1,511 sq m) | 19,336 sq ft (1,795 sq m) |
| Total | 59,715 sq ft (5,546 sq m) | 64,822 sq ft (6,021 sq m) |

(Areas supplied by Gloucester City Council)

Floor plans shown are representative and subdivision varies floor to floor



Lease information

The Properties are held on 2 long leases between the Canal & River Trust (Landlord) and Gloucester City Council (Tenant). A 3rd lease for the forecourt of Herbert is between Pearce Developments, now Crest plc, (Head Tenant) and Gloucester City Council (Sub-tenant).

| Property | Lease date | Term |
|---|---------------|---|
| Herbert and part of Kimberley Warehouse | 7 Sept 1990 | 200 years from 25 December 1988 to 24 December 2188 |
| Part of Phillipotts Warehouse | 14 April 1986 | 180 years from 11 April 2006 to 10 April 2186 |
| Forecourt of Herbert Warehouse | 16 June 1994 | 200 years from 25 December 1988 to 24 December 2188 |

Tenure & Service Charge

The leases are subject to negligible rents; however, Gloucester City Council is responsible for all outgoing, repairs and insurance, with a service charge payable to the Landlord in respect of the operation and upkeep of The Docks estate.

We are advised by the Council that the service charge for the year ending September 2018 was £54,000 approximately or 17.87% of total expenditure.

The use of the premises is restricted to offices and ancillary accommodation. When submitting an offer interested parties should assume that the user clause can be varied or will be compliant to accommodate their proposed use.

Planning

HKP is Grade II Listed and within the Gloucester Docks Conservation Area. The buildings would be suited to several alternative uses subject to the appropriate consents, including hotel and leisure, private residential and student accommodation, or possibly some combination of these uses.

Interested parties are advised to speak to Gloucester City Council Planning Department to discuss proposed uses prior to submitting an offer.

Data Room

An online data room has been created to provide additional information in respect of the properties. Access to the data room is available upon request.



Tendering Disposal Process

The vendor is seeking conditional or unconditional offers for the property.

The property will be disposed of either by assignment of existing leasehold interests or by the grant of a new underlease.

Vacant possession will be offered on completion.

Energy Performance Certificates

EPCs are available on request.

IMPORTANT NOTICE 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 any part of any offer or contract and must not be relied on as statement 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. July 2019. Revised February 2023.

Guide Price - £3,000,000

**Offers are invited by
12 noon 31st March 2023**

Please submit offers marked; 'HKP Tender' to Bruton Knowles by post or email.

A copy of the financial proposal form is available from the agents.

Viewing

The property will be available for inspection between 11am and 2pm on:

- + Friday 10th March 2023
- + Friday 17th March 2023
- + Friday 24th March 2023

Data Room

Please [click here](#) for access to the data room.

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