

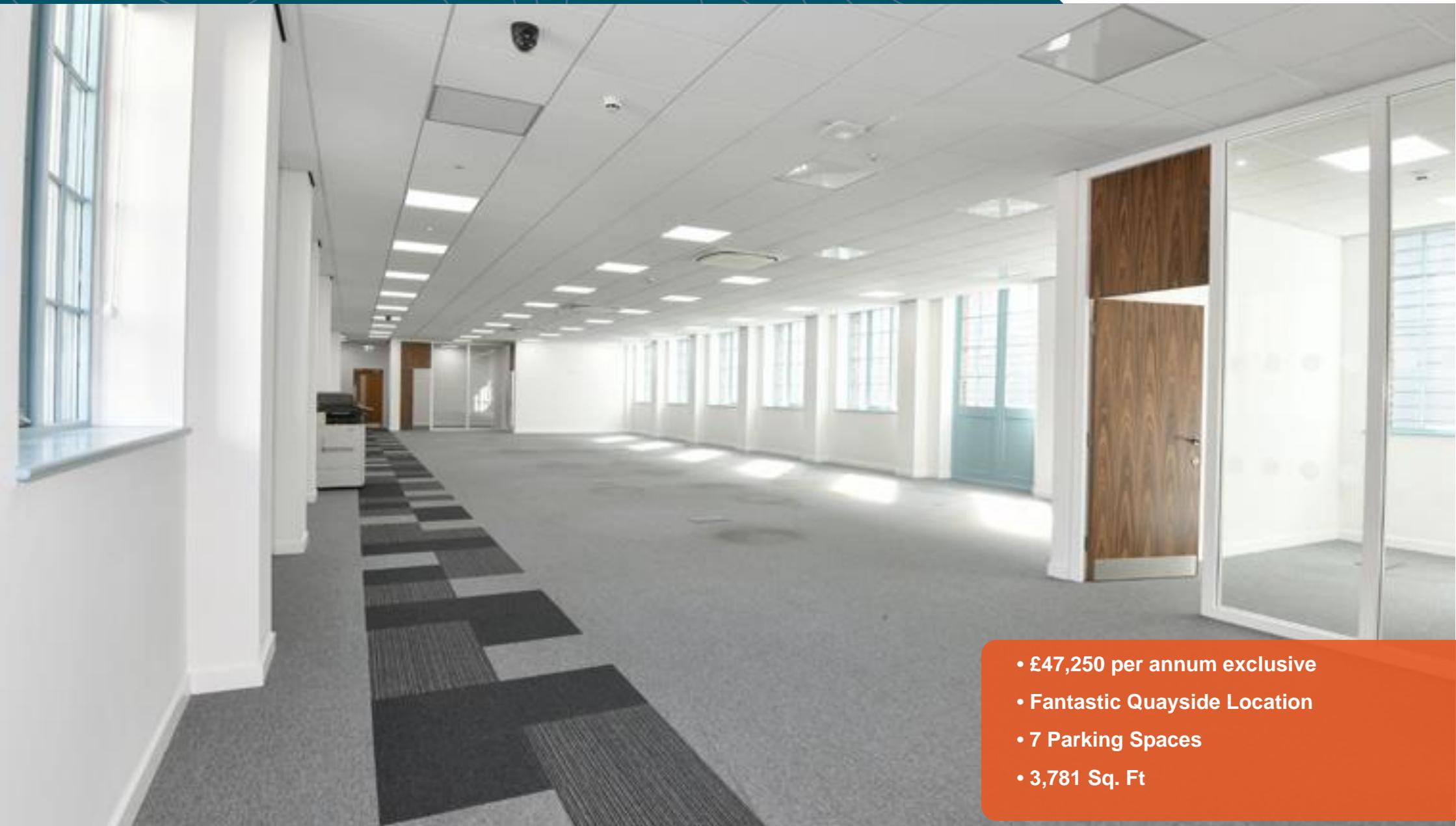
# TO LET

First Floor Open Plan Office

Suite 121C, Gloucester Quays, Gloucester, GL1 5SF



**BRUTON  
KNOWLES**



- £47,250 per annum exclusive
- Fantastic Quayside Location
- 7 Parking Spaces
- 3,781 Sq. Ft

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## Location

Gloucester Quays is at the heart of the historic docks and just a short walk from the city centre. 6.5 million visitors a year are drawn to the South West's premium designer outlet and lifestyle destination with its broad range of retailers and numerous restaurants. Commercial occupiers nearby include Severn Wye Energy, National Waterways Museum, Gloucestershire College, Mazars, Quattro Architects and Trinity Mirror plc.

Nearby F&B operators include Pret, Portvio Lounge, Bake & Brew, Nandos and Zizi's.

## Description

Suite 121C provides open plan office accommodation across 3,781 sqft. on the first floor of what was, Fielding & Platt's Atlas Ironworks (1866-2003). The pioneering engineering company were world leaders in hydraulics and a major employer in the city. The offices benefit from air conditioning, accessible WC's with wetroom, shower facilities and multiple meeting rooms.

Access is by stairs and lift from the pedestrianised High Orchard St and directly from Level 1 of the multi-story car park where there is allocated parking.

## Accommodation

Unit	SQM	SQFT
First Floor Office	351.27	3,781
Total	<b>351.27</b>	<b>3,781</b>

## Rates

We advise interested parties to make their own enquiries with the GOV UK Valuation Office Agency (VOA); [www.gov.uk/correct-yourbusiness-rates](http://www.gov.uk/correct-your-business-rates).

## Energy performance certificate

C-65

## Rent

£47,250 per annum exclusive.

## Terms

A new internal repairing and insuring lease is available, for a term of years to be agreed.

## VAT

VAT applicable unless stated otherwise.

## Service Charge

A service charge of £2.32 per sq. ft. is payable for the units contribution towards site cleaning, management and maintenance.

## Planning

We understand the property falls under use class E of the Town and Country Planning Order 1987 (as amended).

## Legal Costs

Each party to be responsible for their own legal costs incurred in relation to this transaction.

## Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only.

# TO LET

**Ground Floor Retail/ Office Unit**

Suite 121C, Gloucester Quays, Gloucester, GL1 5SF



## Contact:

**Phoebe Harmer BSc (Hons)**

Commercial Agent

**T:** 07516 507939

**E:** [phoebe.harmer@brutonknowles.co.uk](mailto:phoebe.harmer@brutonknowles.co.uk)

## Gloucester office:

Olympus House, Olympus Park,

Quedgeley, Gloucester, GL2 4NF

**T:** 01452 880000



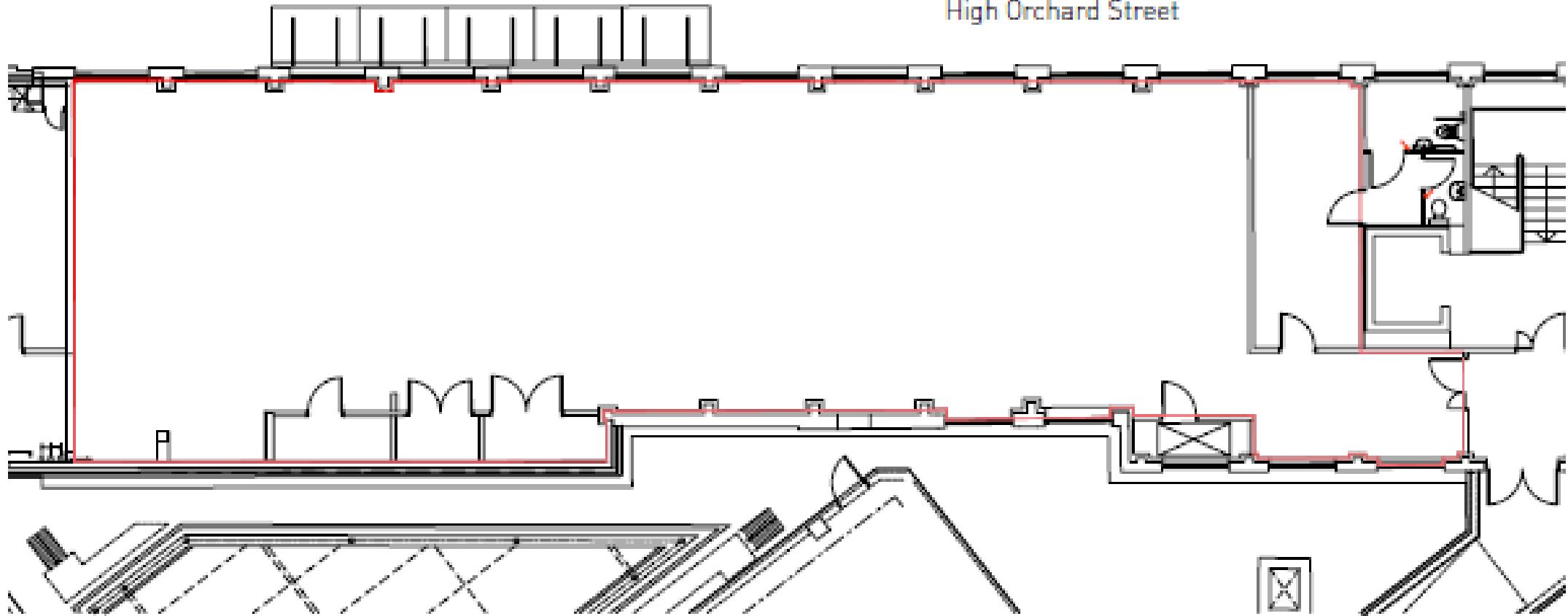


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 The Property  
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