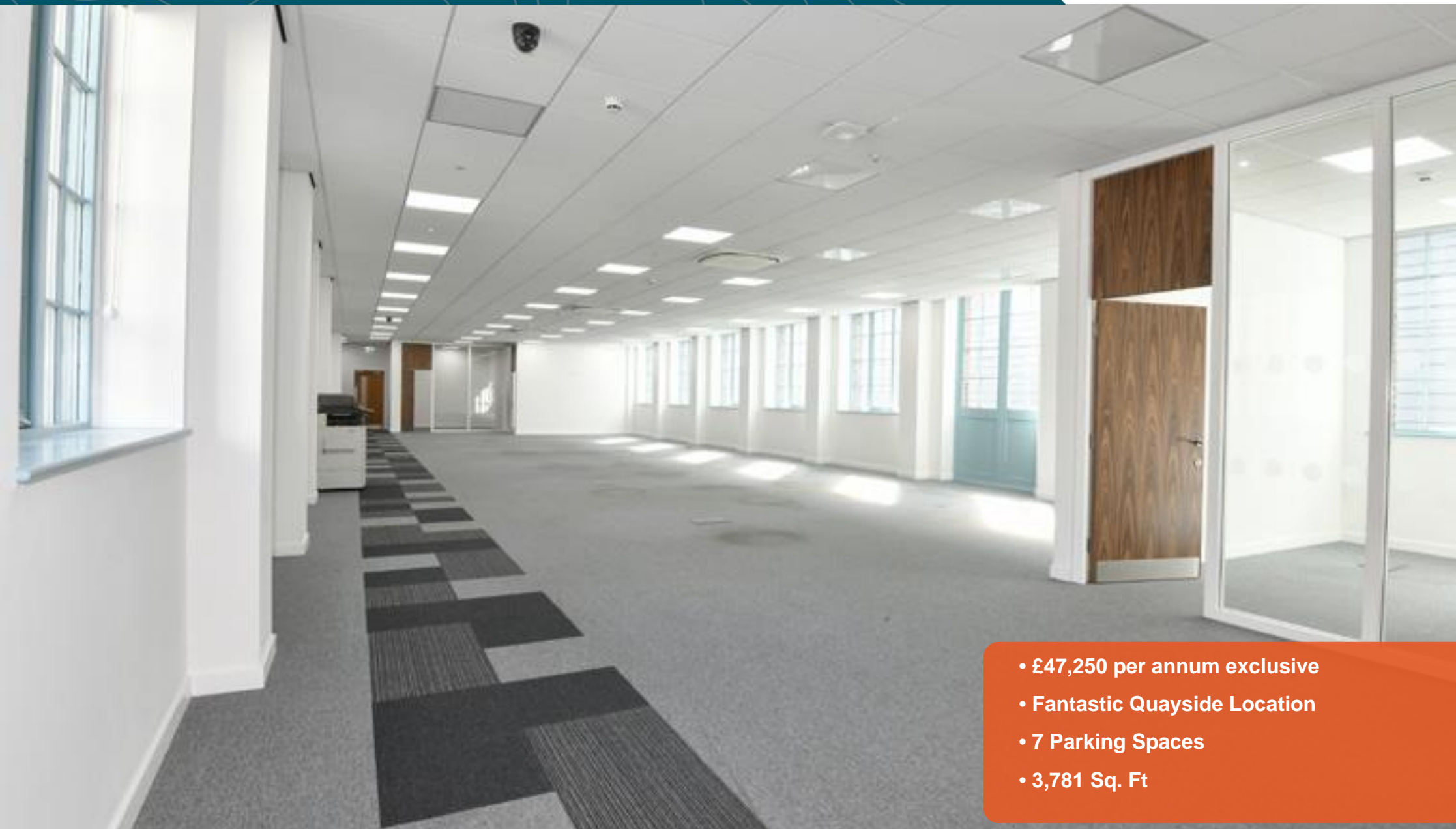


TO LET **First Floor Open Plan Office**

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



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

TO LET **First Floor Open Plan Office**

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



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	351.27	3,781

Rates

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

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E: phoebe.harmer@brutonknowles.co.uk

Gloucester office:

Olympus House, Olympus Park,
Quedgeley, Gloucester, GL2 4NF

T: 01452 880000

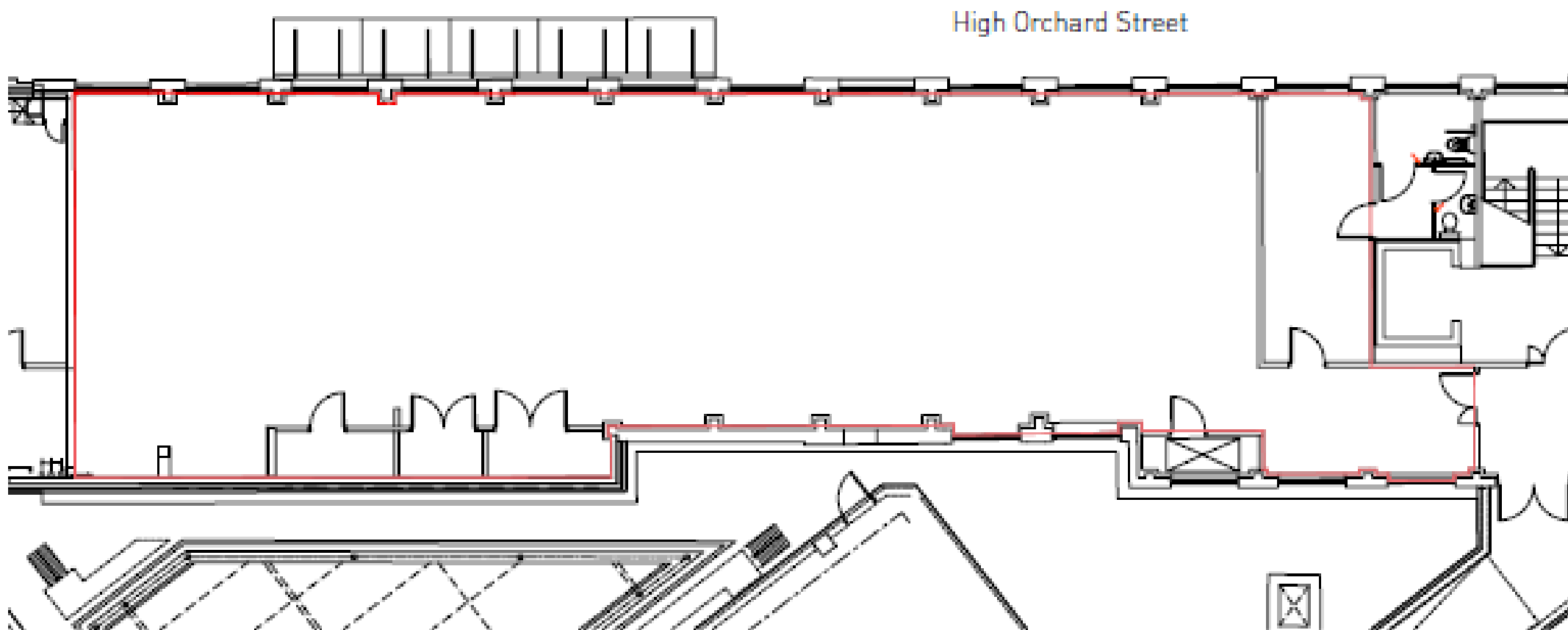




TO LET

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



Regulatory Customer Due Diligence Checks - 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 registered 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.

Disclaimer Bruton Knowles Chartered Surveyors are 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 have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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