

# TO LET

## 1<sup>st</sup> Floor Office

Suite 1B, Pillar and Lucy House, Gloucester, GL2 5RG



- £10,860 per annum exclusive
- Quayside Location
- Parking Available
- 749 Sq. Ft

To Let | Code 12294

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## Location

Situated in the heart of the redeveloped Gloucester Quays overlooking the Gloucester-Sharpness canal, this dockside office suite is uniquely positioned within the city's most bustling commercial centre.

Gloucester Quays attracts 6.5 million visitors a year with a range of multiple retailers and numerous restaurants, including Coal Bar and Grill situated on the ground floor of Pillar & Lucy House.

Gloucester benefits from fast and frequent inter city train links to major UK cities, with travel time approximately two hours into central London, Cardiff (1 hour) and Birmingham (1 hour 20 minutes).

## Description

Pillar and Lucy House is a 1838 Grade II listed warehouse at Bakers Quay on the east bank of the Gloucester Sharpness Canal with stunning views across the water to Llanthony Priory. An electronic door entry system gives access to a ground floor lobby with a lift and staircase.

The available suite is decorated to a high standard with LED lighting, perimeter trunking and carpeted throughout. The suite is fully accessible with ramp access and lift. WC facilities and further kitchen are shared with other Tenants on the 1st floor.

## Accommodation

Unit	SQM	SQFT
Ground Floor	69.58	749
<b>Total</b>	<b>69.58</b>	<b>749</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-yourbusiness-rates)

## Energy performance certificate

B-39

## Rent

£10,860 per annum exclusive.

## Terms

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

## VAT

VAT will be applied to all costs unless stated otherwise.

## Utilities

Utilities and submetered and recharged to Tenant. The property benefits from mains water, electricity and drainage.

## Service Charge

Common area utilities, site upkeep and maintenance are recharged via a service charge on a proportionate basis. Current budget is £2.32 per sq. ft.

## Planning

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

## Parking

1 space included. Further spaces available for an additional cost on a license agreement.

## Legal Costs

Each party to bear their own costs in relation to this transaction.

## Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only. Contact details on page 3.

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## Contact:

**Phoebe Harmer** BSc (Hons) MRICS

Surveyor

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## Gloucester office:

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

**T:** 01452 880000





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**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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