

# TO LET **Ground Floor Studio/ Office**

Suite 2 Fullers Court, 40 Lower Quay Street, Gloucester GL1 2LW



- Recently Refurbished Throughout
- Central Location
- 872 Sq. Ft
- £750 PCM + VAT

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## Location

Suite 2 is situated within Fullers Court, a well-positioned commercial development on Lower Quay Street in Gloucester city centre. The property lies close to the historic waterfront area, with the popular Gloucester Docks and Quays retail and leisure scheme within easy walking distance.

Lower Quay Street provides convenient access to the main city centre amenities, including a range of shops, cafés, restaurants, and professional services. The location benefits from good road connectivity, with easy access to the A430 and A417, linking to the M5 motorway (Junctions 11 and 12).

Gloucester Railway Station is approximately a short drive or 15–20 minute walk away, offering regular services to Cheltenham, Bristol, Birmingham, and London.

## Description

The property has recently been redecorated to a high standard, creating a bright and open space. The suite features high ceilings, perimeter trunking, night storage heaters, and new vinyl flooring throughout.

The unit benefits from allocated parking, along with access to shared kitchen and WC facilities.

The property suits a studio use such as PT/ Fitness/ Beauty/ Pilates or any other use falling under class E.

## Accommodation

Unit	SQM	SQFT
Ground Floor	81.02	872
Yard	81.02	872

## Rates

Rateable Value: £7,300

We recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

## Energy performance certificate

E- 104

## Rent

£9,000 per annum exclusive.

## Terms

The lease is available by way of assignment, or subject to review of terms, a new lease may be available for a term of years to be agreed.

## Service Charge

A service charge is applicable – further details upon request.

## VAT

The property is elected for VAT.

## Planning

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

## Viewing

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

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## Contact:

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Commercial Agent

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## Gloucester office:

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

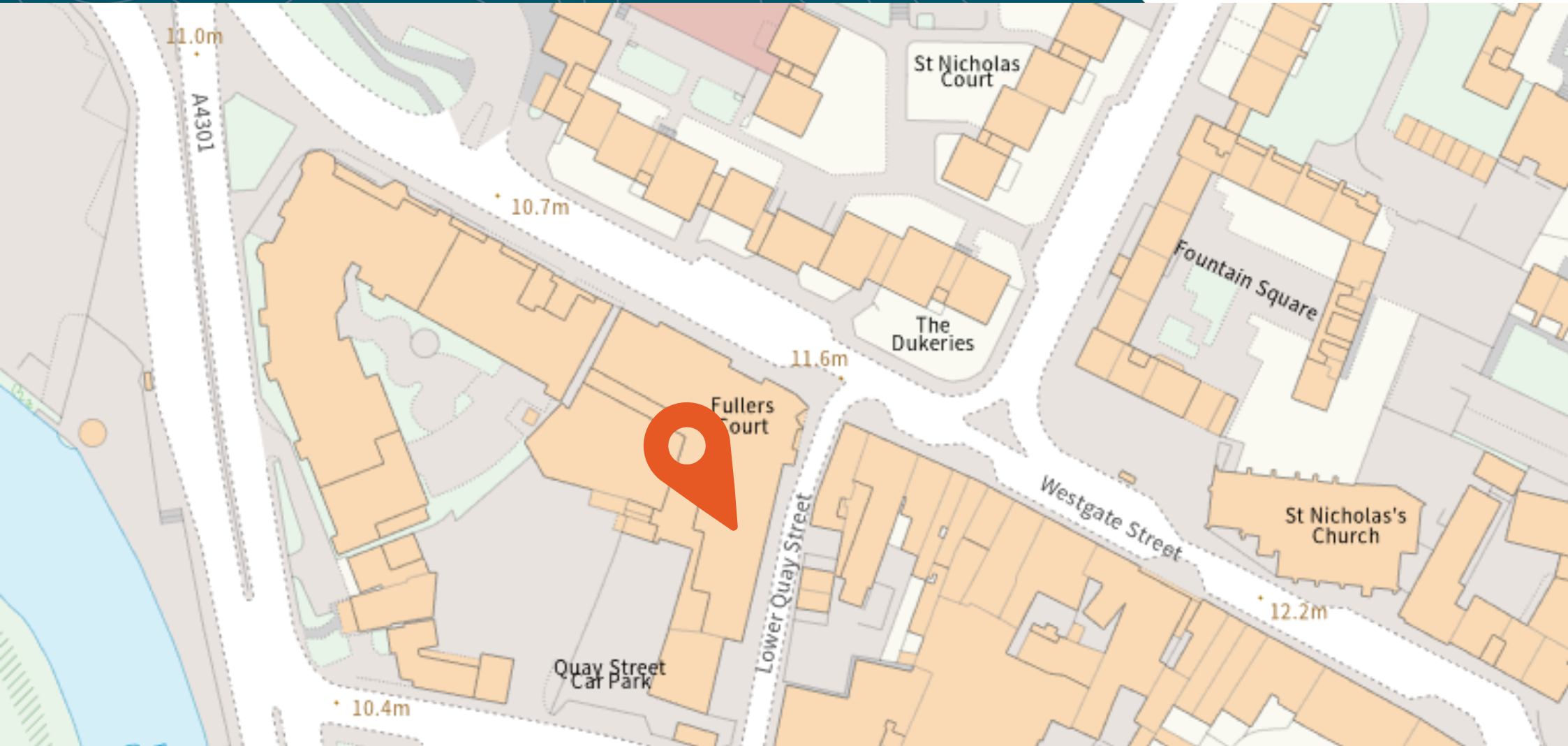
**T:** 01452 880000



# TO LET

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