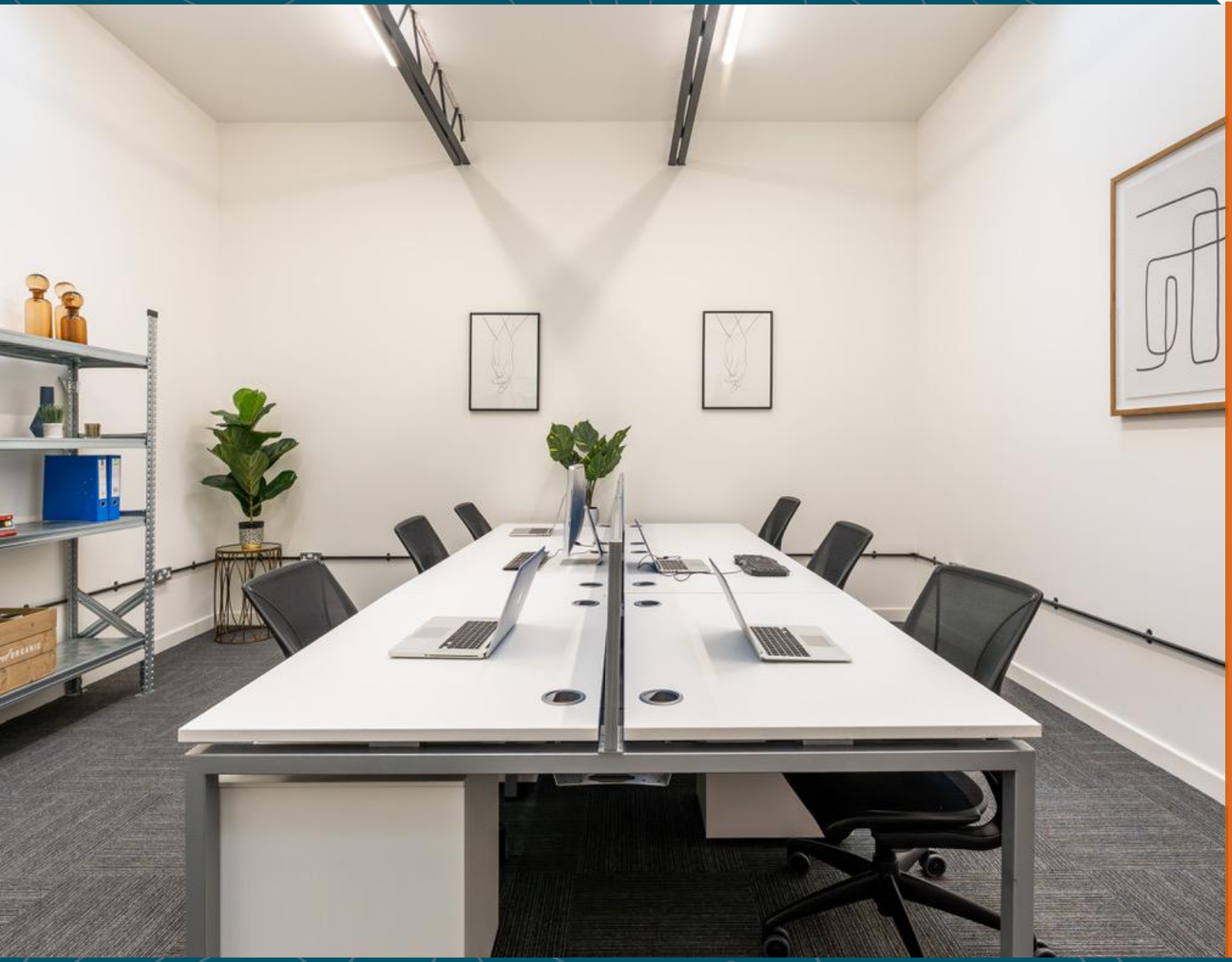
TO LET

Premium Quality Flexible Workspace

Unit 35, The Shirt Factory, 51 Derby Road, Gloucester, GL1 4AE

BRUTON KNOWLES



- 85-SPACE COMMUNAL CAR PARK
- 285 SQ. FT
- EV CHARGING AVAILABLE
- £469 PCM
- FULL FIBRE CONNECTIVITY
- CONFRENCE & MEETING ROOMS
- SECURE INDOOR BIKE STORES
- ADDITIONAL STORAGE & WAREHOUSE FACILLITIES AVAILABLE
- SOLAR ENERGY & DESIGNED TO ACHIEVE EPC B

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The Shirt Factory

Once home to Gloucester's iconic shirt makers and later an optical lenses factory by Norvilles, the Shirt Factory has stood as a key employer in Gloucester for decades. When County to County acquired the site, the vision was to transform it into a thriving commercial centre with strong sustainability credentials that would appeal to modern tenants.

With flexible workspaces, smart storage solutions and exceptional value, The Shirt Factory combines intelligent design with even smarter savings — all backed by a dedicated team and a vibrant, connected business community.

Location

51 Derby Road occupies a well-positioned commercial location on the eastern side of Gloucester city centre.The property benefits from excellent road connectivity, with Junctions 11 and 11A of the M5 motorway within easy reach, providing direct access to the national motorway network and onward routes to Bristol, Birmingham and the wider South West. Gloucester city centre is a short 10 minute walk from the site, offering a range of retail, leisure and further professional amenities. The Property is well served by public transport, with Gloucester Railway Station in convenient reach, alongside the area being serviced by frequent bus routes.

Gloucester Royal Hospital lies 1 mile from the premises, making it particularly appealing to both medical and further professional sectors.

Description

Unit 35 presents a recently renovated, first floor suite providing 285 Sq. Ft. The suite provides modern workspace that benefits from natural lighting via skylights, perimeter trunking, new carpets and white boxed walls.

Accomodation

Unit	SQM	SQFT
35	26.5	285
Total	**26.5**	**285**

Energy performance certificate

Property is designed to achieve EPC B.

Rent

£469+ VAT PCM.

Terms

Flexible license terms available.

VAT

VAT applicable to all costs unless stated otherwise.

Planning

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

Occupants can benefit from:

- 85 parking spaces
- EV charging
- Secure indoor bike storage
- Full fibre connectivity
- CCTV & access control
- Heating and cooling
- Solar energy
- EPC B
- Conference & meeting rooms
- Communal kitchen
- Business lounge
- Shower & changing facilities
- WC
- Storage & warehousing options
- Communal roof terrace

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. Details on page 3.

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Contact:

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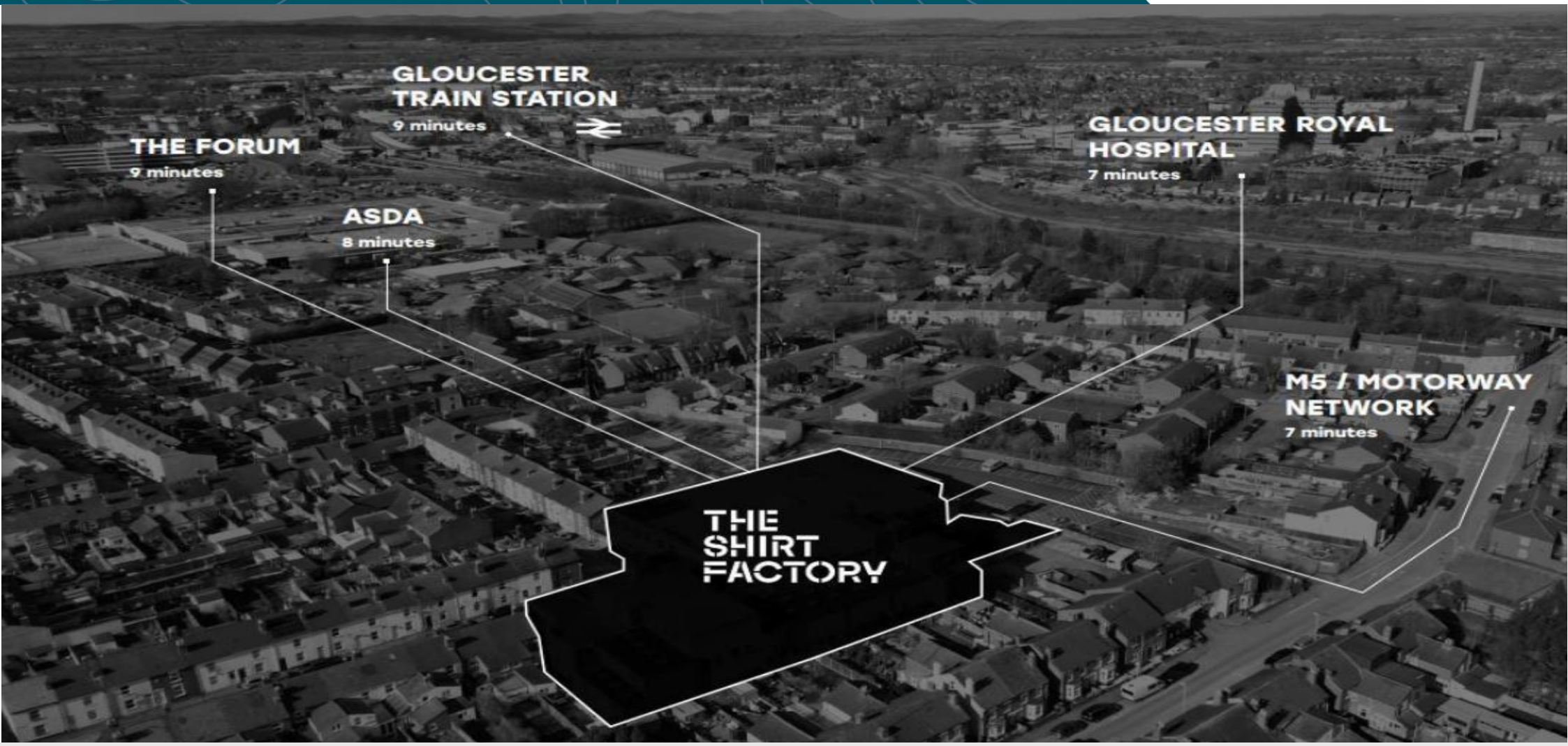


TO LET

what3words ///holly.river.chairs

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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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Regulated by RICS

The Property Ombudsman