

# TO LET Premium Quality Flexible Workspace

Unit 47-49, The Shirt Factory, 51 Derby Road, Gloucester, GL1 4AE



85-SPACE COMMUNAL CAR PARK



1,041 SQ. FT



EV CHARGING AVAILABLE



£1,952 PCM



FULL FIBRE CONNECTIVITY



CONFERENCE & MEETING ROOMS



SECURE INDOOR BIKE STORES



ADDITIONAL STORAGE & WAREHOUSE FACILITIES AVAILABLE



SOLAR ENERGY & DESIGNED TO ACHIEVE EPC B

To Let | Code XXXX

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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 47-49 presents a recently renovated, second floor premium suite providing 1,041 Sq. Ft. The suite provides modern workspace that benefits from natural lighting via skylights, perimeter trunking, new carpets and white boxed walls.

## Accommodation

| Unit  | SQM   | SQFT  |
|-------|-------|-------|
| 47-49 | 96.80 | 1,041 |
| Total | 96.80 | 1,041 |

## Energy performance certificate

Property is designed to achieve EPC B.

## Rent

£1,952 PCM.

## Service Charge

£539 PCM includes wifi use of 50MB, use of meeting facilities, utilities and upkeep and maintenance of common areas.

## 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 amended).

## 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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