TO LET Ground Floor Workshop

Unit 1, The Shirt Factory, 51 Derby Road, Gloucester, GL1 4AE

BRUTON KNOWLES



- 85-SPACE COMMUNAL CAR PARK
- 567 SQ. FT
- EV CHARGING AVAILABLE
- £709 PCM
- FULL FIBRE CONNECTIVITY
- 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

Units 1 present a recently renovated, ground floor workshup providing 567 Sq. Ft. The workshop provides ground floor loading access via roller shutter with entry points via Derby Road and Magdala Road. Tenants will benefit from shared communal areas including café space, WC and cycle facilities.

Accomodation

Unit	SQM	SQFT
1	52.7	567
Total	**52.7**	**567**

Energy performance certificate

Property is designed to achieve EPC B.

Rent

£709 + 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
- Solar energy
- EPC B
- Communal kitchen
- Shower & changing facilities
- WC
- Storage & warehousing options

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:

Phoebe Harmer BSc (Hons) MRICS
Commercial Agent
T: 07516 507939
E: phoebe.harmer@brutonknowles.co.uk

Dorian Wragg FRICS RPR FNARA FRGS
Partner
T: 07738 103935
E: dorian.wragg@brutonknowles.co.uk

Gloucester office:

Olympus House, Olympus Park,
Quedgeley, Gloucester, GL2 4NF
T: 01452 880000

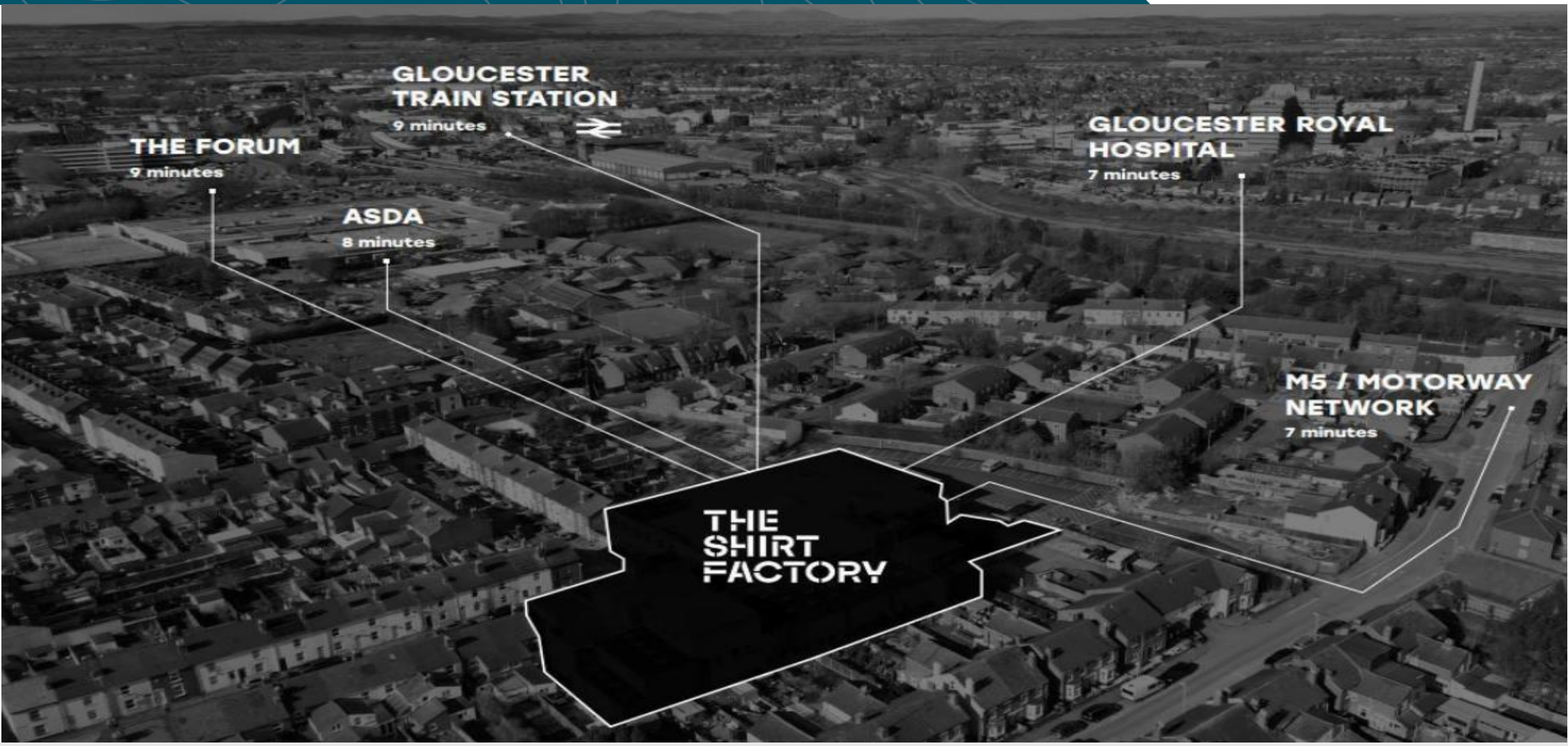


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Regulated by RICS

The Property Ombudsman