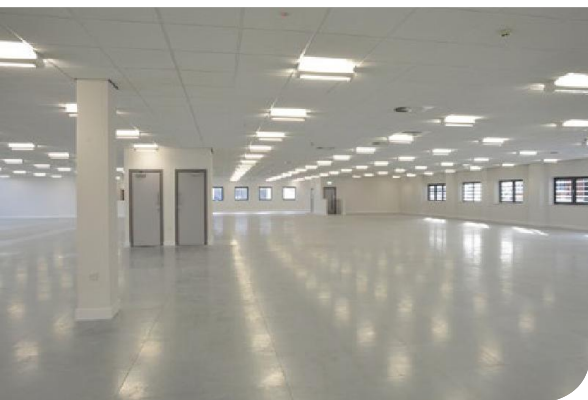


TO LET
up to 15,332 sq ft
(1,424 sq m)

- Fully specified open plan offices
- Serviced offices also available
- Superb central location

**1 RAILWAY
HOUSE**





Refurbished and redeveloped, Railway House offers the most modern and flexible office accommodation in the city.

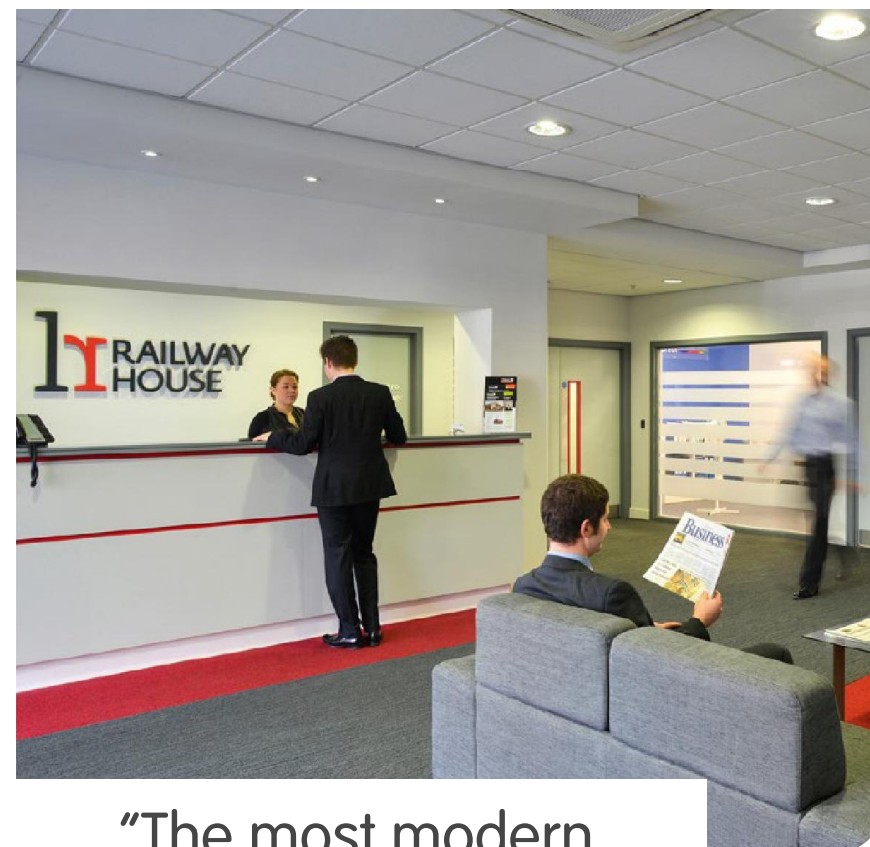


Gloucester City Homes and Kip McGrath Education Centres are key occupiers on the ground floor while the first floor has been refurbished with a full specification to create an exceptional area of 14,029 sq ft (1,303 sq m) with excellent natural light, air conditioning and raised floors. This can be divided, or combined with an adjoining area of 1,303 sq ft to give a single floor of 15,332 sq ft (1,424 sq m).



This extensive open plan building is less than five minutes walk from the city centre and in close proximity to the city's rail and bus stations and public car parks.

Railway House also offers popular serviced offices and meeting rooms, with LCD presentation screens and teleconferencing facilities, which are available to hire.



"The most modern and flexible office accommodation in the city"

The building benefits from:

- Impressive staffed reception
- First class meeting rooms
- Air conditioning
- Raised access floor
- Secure gated on-site car parking
- Ample cycle provision
- Serviced offices
- 24/7 access
- CCTV





Create your space

ACCOMMODATION

The letable space can be configured and/or combined to suit a tenant's requirements.

The meeting rooms are furnished and fully equipped.

TERMS

Offered by way of new lease(s) on flexible terms by negotiation.

ENERGY PERFORMANCE RATING

A+

Net zero CO₂ emissions

A

0-25

B

26-50

49

This is how energy efficient the building is.

C

51-75

D

76-100

E

101-125

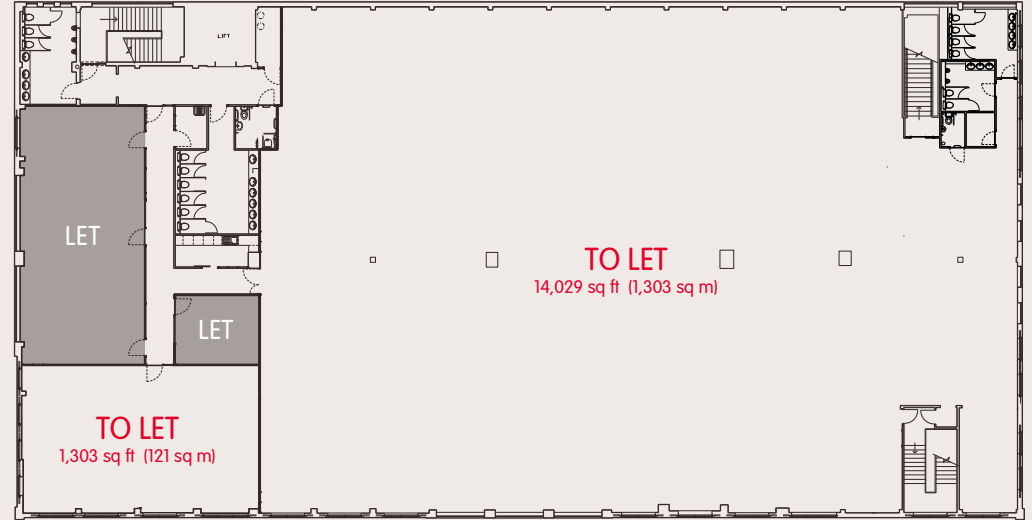
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126-150

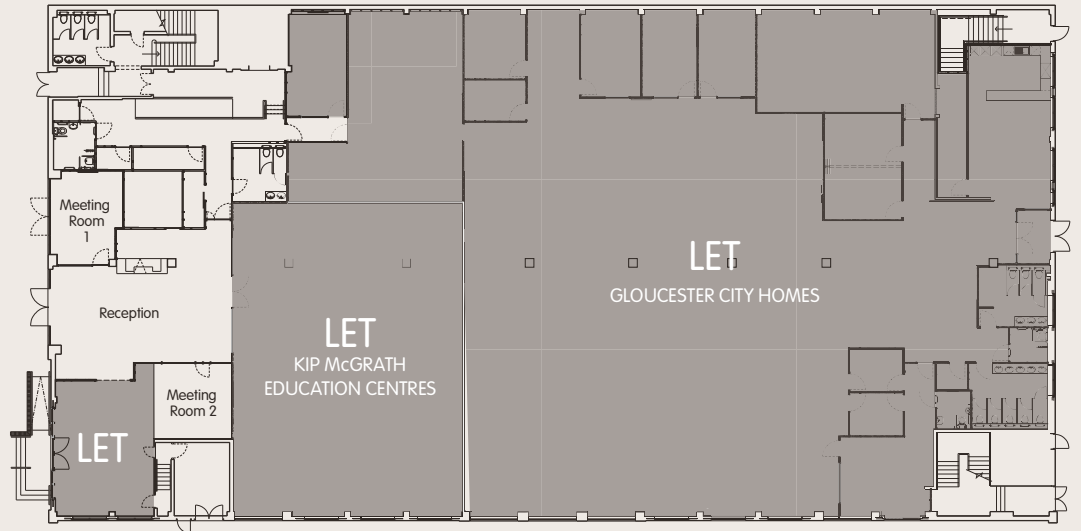
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Over 150

FIRST FLOOR



GROUND FLOOR





Connections



SAT NAV: GL1 1DG



- 1 Railway House 2 The Carriage Building (Roberts Limbrick Architects) 3 Gloucester Station 4 Bus Station 5 Cathedral
6 Westgate Quarter 7 King's Square 8 Eastgate Centre 9 Gloucester Docks 10 Twyver House (Land Registry)

P₁ Eastgate Centre P₂ King's Walk P₃ GL1 Leisure Centre P₄ Railway Station P₅ Bruton Way P+R Park & Ride

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