

# NEM HOUSE

Clarence Street, Gloucester, Gloucestershire, GL1 1EA

**TO LET**

**Newly refurbished office building totalling 9,250 sq ft.**

**Smaller units available from 690 sq ft to 1,579 sq ft.**

**Flexible terms available.**



In the heart of the City of Gloucester, providing a rich mix of retail and restaurants. Just two minutes walk from the train station and adjacent to the new transport hub.



**Location**

NEM house is located on Clarence St, and forms part of the lively Kings Walk estate. This location boasts a prominent city centre position which provides a complimentary mix of retail, offices and restaurant premises nearby. Local occupiers include Primark, Costa, Tesco, Subway, WHSmith Iceland and River Island.

The location has great transport links with Gloucester bus station adjacent and Gloucester train station a 2-minute walk, providing quick links to major cities. London (1 hr 50), Birmingham (58 mins) and Cardiff (59 mins). The location also provides easy motor links with Junction 11 of the M5 motorway in close proximity.

**Description**

The property comprises of up 1,579 square feet of newly refurbished office space, starting at 690 square feet, available on flexible leases with all-inclusive rent terms.

**Legal Costs**

Each party to bear their own legal costs incurred in the transaction.

**Service Charge**

Available on application.

**Business Rates**

Rateable Value	On Application
UBR	On Application
Rates Payable (Per annum)	On Application

**EPC**

To be confirmed.

**Office suites to include:**

- Radiator heating.
- Small power installed.
- Compartment trunking to perimeter walls.
- New concrete effect vinyl tile floor finish.
- Newly Decorated.
- Refreshed common areas including new toilet facility.
- Openable windows.
- Video entry phone system.

# Floor Plans



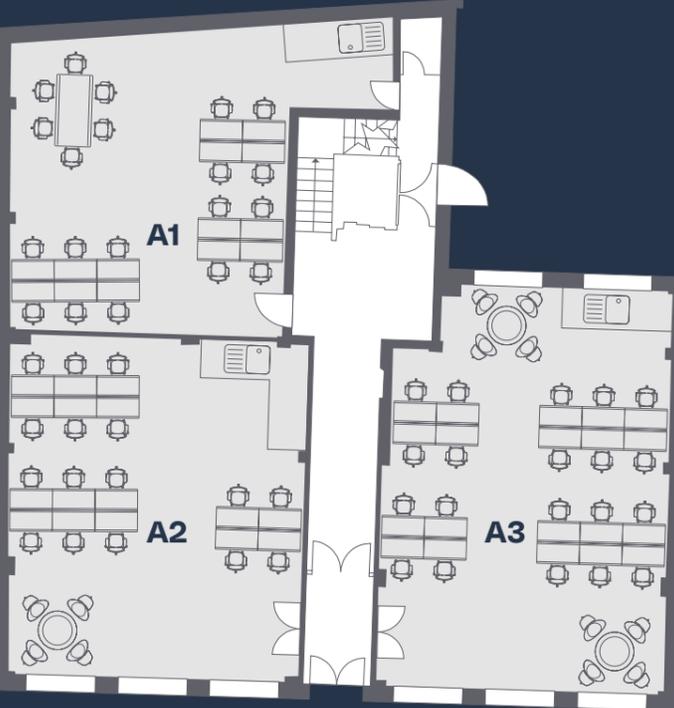
**First Floor**  
**Total - 2,316 sq ft**

Office	Area
A4	713 sq ft
A5	822 sq ft
A6	781 sq ft



**Third Floor**  
**Total - 2,313 sq ft**

Office	Area
A9	1,579 sq ft
A10	734 sq ft



**Ground Floor**  
**Total - 2,274 sq ft**

Office	Area
A1	690 sq ft
A2	750 sq ft
A3	834 sq ft



**Second Floor**  
**Total - 2,354 sq ft**

Office	Area
A7	1,474 sq ft
A8	880 sq ft



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