



office suites
TO LET
from
226.13 - 461.08 sqm
(2,434 - 4,963 sq ft)

HIGH QUALITY OFFICE SUITES IN AN ENVIABLE LOCATION HISTORIC QUAYSIDE OFFICES



+ Pillar & Lucy House + Sudbrooke House + Suite 121C

Gloucester Quays GL1 5SF



Neighbouring occupiers include

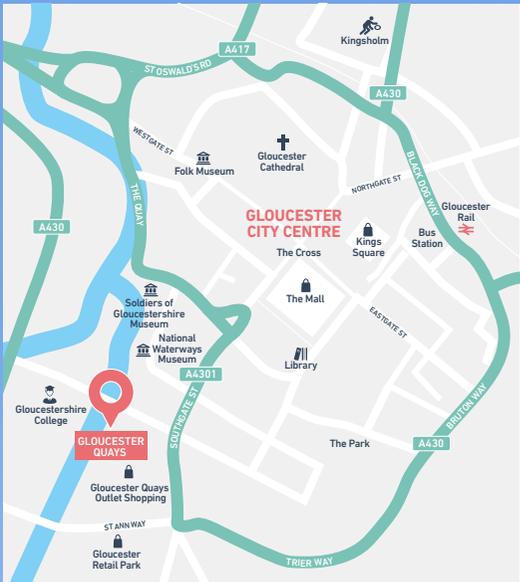


A superb location

Self contained office suites are available for immediate occupation in three historic mid-C19th buildings at Gloucester Quays, the city's most vibrant commercial centre.

Allocated parking is provided in the nearby Gloucester Quays shopping centre multistorey car park.





LOCATION

Gloucester Quays is at the heart of the historic docks and just a short walk from the city centre. 6.5 million visitors a year are drawn to the South West’s premium designer outlet and lifestyle destination with its broad range of retailers and numerous restaurants.

Commercial occupiers nearby include Tidal Lagoon Power, National Waterways Museum, Gloucestershire College, Mazars, Quattro Architects and Trinity Mirror plc.

DISTANCES

City Centre (The Cross)	0.5 miles
Gloucester Rail Station	0.9 miles
Cheltenham	9 miles
M5	5 miles
Bristol	34 miles
Birmingham	55 miles
London	105 miles



+ Pillar & Lucy House

Pillar and Lucy House is a 1838 Grade II listed warehouse at Bakers Quay on the east bank of the Gloucester Sharpness Canal with stunning views across the water to Llanthony Priory.

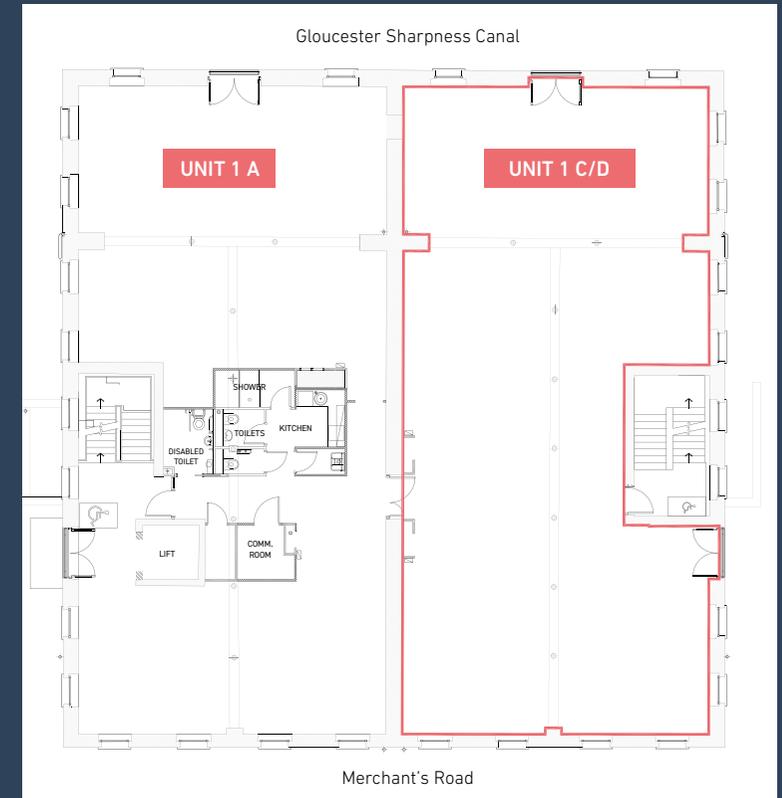
An electronic door entry system gives access to a ground floor lobby with a lift and staircase.

Office suites are available for immediate occupation on the first and second floors. Unit 1C/D on the first is approx 263.38 sqm (2,853 sqft) while the whole second floor is a self-contained suite of approx 461.08 sqm (4,963 sqft) and includes meeting / conference rooms.

Both suites are fully carpeted and decorated to a high standard, the second floor offices are offered either furnished or unfurnished.



+ First Floor



- + 263.38 sqm (2,853 sqft)
- + Self contained office suite
- + First floor with panoramic views
- + Meeting rooms
- + Fully carpeted
- + Decorated to a high standard
- + Unfurnished
- + 3 allocated parking spaces

TERMS

The offices are available by way of a new internal repairing and insuring lease direct from the Landlord for a minimum term of 5 years.

RENT

£31,382 pa based on £11 per sqft.

INSURANCE

£1,084.14 pa.

SERVICE CHARGE

A charge of £5,99.13 pa (£2.10 / sqft), subject to annual indexation, will be levied to cover the cost of the maintenance and upkeep of the building, lifts and common areas of the Quays.

LEGAL COSTS

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

BUSINESS RATES

We advise interested parties to make their own enquiries with the GOV UK Valuation Office Agency (VOA); www.gov.uk/correct-your-business-rates

VAT

VAT will be levied on the Rent and Service Charge.

PLANNING

Pillar & Lucy House is Grade II listed and lies within a Conservation Area. Use Class E (offices).

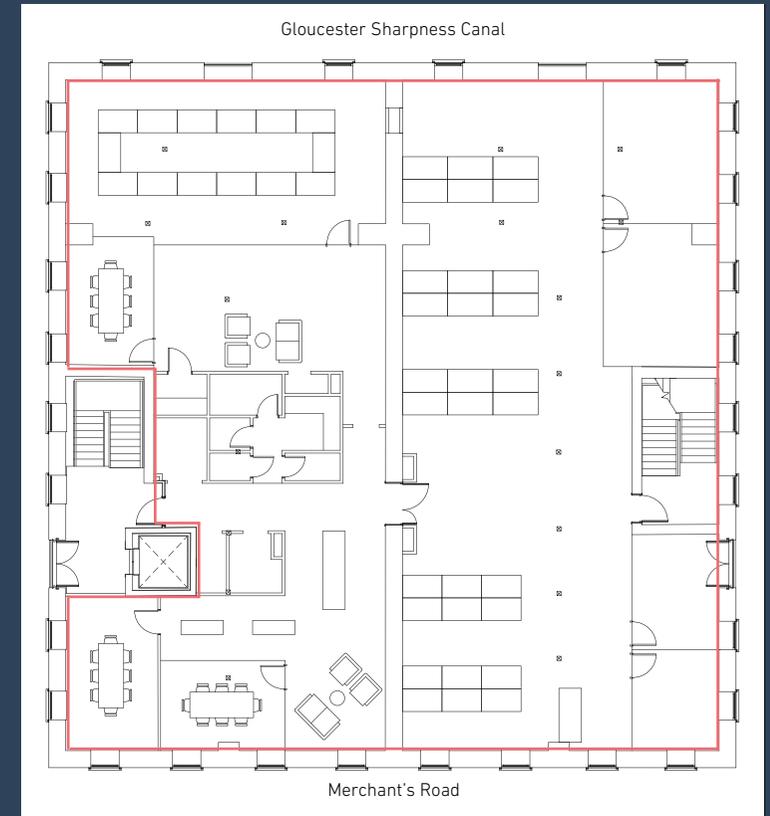
ENERGY PERFORMANCE (EPC)

The property has an assessment of C 62.

+ Second Floor



+ Second Floor



- + 461.08 sqm (4,963 sqft)
- + Self contained office suite
- + Second floor with panoramic views
- + Meeting / conference rooms
- + Fully carpeted
- + Decorated to a high standard
- + Available furnished or unfurnished
- + 10 allocated parking spaces

TERMS

The offices are available by way of a new internal repairing and insuring lease direct from the Landlord for a minimum term of 5 years.

RENT

£71,936.50 pa based on £16 per sqft.

INSURANCE

£3,4740 pa.

SERVICE CHARGE

A charge of £10,422.30 pa (£2.10 / sqft), subject to annual indexation, will be levied to cover the cost of the maintenance and upkeep of the building, lifts and common areas of the Quays.

LEGAL COSTS

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

BUSINESS RATES

We advise interested parties to make their own enquiries with the GOV UK Valuation Office Agency (VOA); www.gov.uk/correct-your-business-rates

VAT

VAT will be levied on the Rent and Service Charge.

PLANNING

Pillar & Lucy House is Grade II listed and lies within a Conservation Area. Use Class E (offices).

ENERGY PERFORMANCE (EPC)

The property has an assessment of C62.

+ Sudbrooke House

Sudbrooke House, a Grade II listed building on the corner of Llanthony Rd and High Orchard St, was built in the 1840s as a house and offices for timber firm, Price & Co.

A spacious self-contained office suite, 226.13 sqm (2,434 sqft), with good levels of natural light is available on the first floor above the popular restaurant Bill's.

The entrance door on High Orchard St opens to a hallway with stairs and stair lift to a large landing from which the offices, meeting room, kitchen, male, female and DDA compliant toilets are accessed.

The offices are centrally heated, feature perimeter trunking and are carpeted throughout.



+ Sudbrooke House



TERMS

The offices are available by way of a new internal repairing and insuring lease direct from the Landlord for a minimum term of 5 years.

RENT

£24,340 pa based on £10 per sqft.

INSURANCE

£3,4740 pa.

SERVICE CHARGE

A charge of £5,111 pa (£2.10 / sqft), subject to annual indexation, will be levied to cover the cost of the maintenance and upkeep of the building, lifts and common areas of the Quays.

LEGAL COSTS

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

BUSINESS RATES

We advise interested parties to make their own enquiries with the GOV UK Valuation Office Agency (VOA); www.gov.uk/correct-your-business-rates.

VAT

VAT will be levied on the Rent and Service Charge.

PLANNING

Sudbrooke House is Grade II Listed and lies within a conservation area. Use Class E (offices).

ENERGY PERFORMANCE (EPC)

The property has an assessment of D 86.

- + 226.13 sqm (2,434 sqft)
- + First floor self contained offices
- + Views of historic docks
- + Meeting room
- + Fully carpeted
- + Accessible toilets
- + Stair lift
- + 5 allocated parking spaces

+ Suite 121C

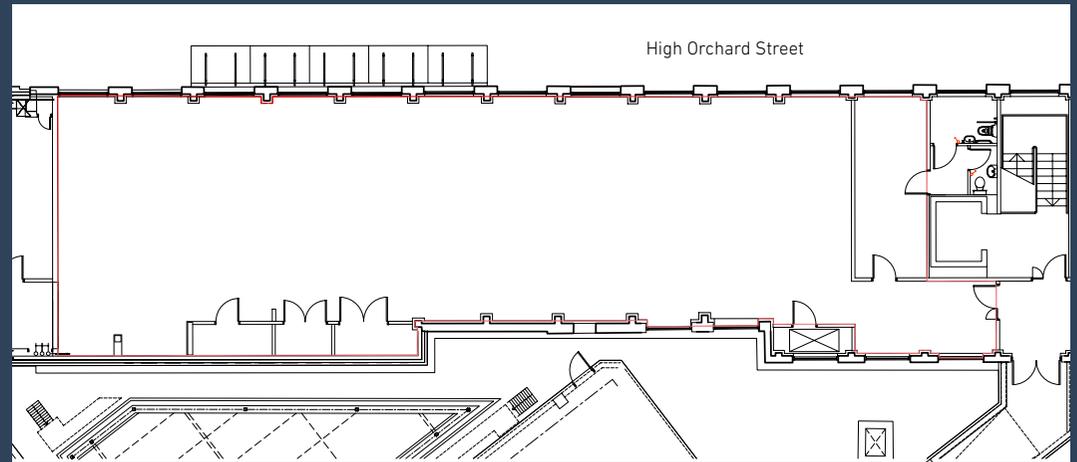
Suite 121C provides open plan office accommodation across 3,781 sqft. on the first floor of what was, Fielding & Platt's Atlas Ironworks (1866-2003). The pioneering engineering company were world leaders in hydraulics and a major employer in the city.

The offices, which are set for internal redecoration including new carpet throughout, benefit from air conditioning, accesible WC's with wetroom, shower facillities and multiple meeting rooms.

Access is by stairs and lift from the pedestrianised High Orchard St and directly from Level 1 of the multi-story car park where there is allocated parking.



+ Suite 121C



- + 351.27 sqm (3,781 sqft)
- + First floor self contained offices
- + Raised access floor
- + Double glazing
- + Air-conditioning
- + Meeting rooms
- + Accessible toilets, wetroom, shower
- + Kitchen
- + 8 allocated parking spaces

TERMS

The offices are available by way of a new internal repairing and insuring lease direct from the Landlord for a minimum term of 5 years.

RENT

£47,262 pa based on £12.50 per sqft.

INSURANCE

£3,4740 pa.

SERVICE CHARGE

A charge of £7,940.10 pa (£2.10/sqft), subject to annual indexation, will be levied to cover the cost of the maintenance and upkeep of the building, lifts and common areas of the Quays.

LEGAL COSTS

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

BUSINESS RATES

We advise interested parties to make their own enquiries with the GOV UK Valuation Office Agency (VOA); www.gov.uk/correct-your-business-rates.

VAT

VAT will be levied on the Rent and Service Charge.

PLANNING

Suite 121C may be used under Use Class E (offices)

ENERGY PERFORMANCE (EPC)

The property has an assessment of C 65.

Gloucester Quays GL1 5SF



+ Central location + Allocated parking + Panoramic views

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