



southgate
HOUSE



TO LET

office suites from 7,911 - 20,398 sq.ft



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description

Southgate House is an imposing four storey office building located in the heart of Gloucester city centre benefitting from extensive views of the Historic Docks.

The building has recently been refurbished to provide a new reception area and common areas as well as a meet and greet area at the main entrance.

The property also benefits from extensive secure car parking, manned reception, CCTV system, shower facilities and garden area.



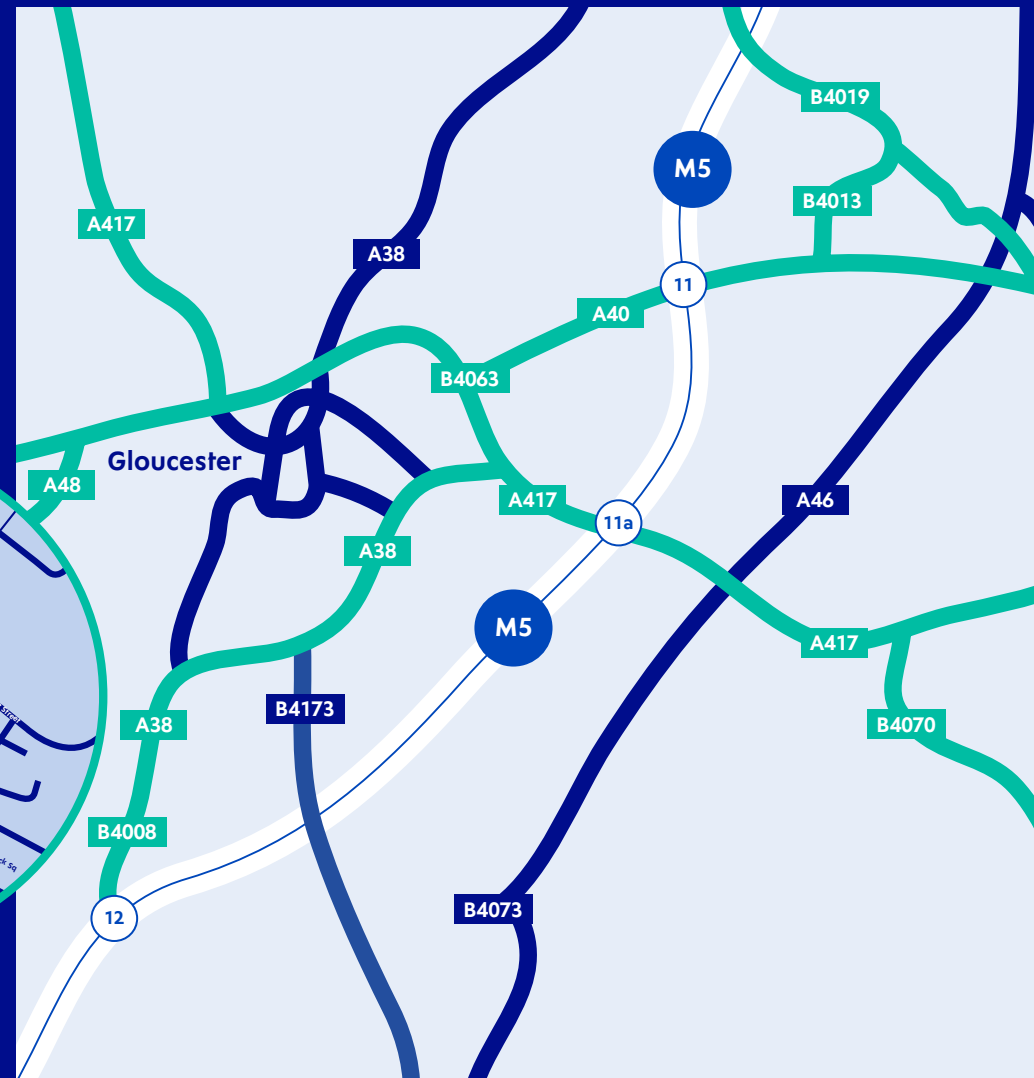
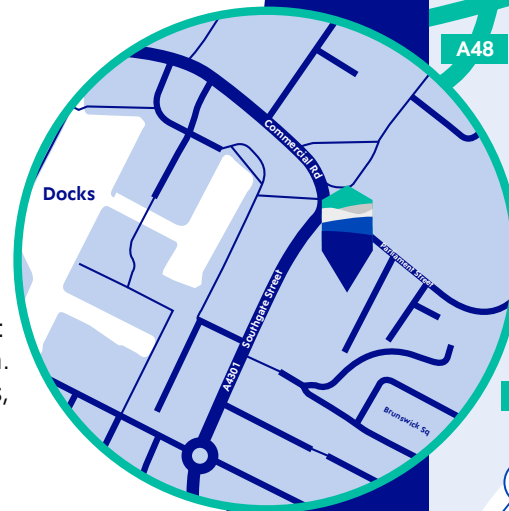
location

Southgate House is located in Gloucester City Centre on Southgate Street, one of four main "gate" streets making up the heart of the city.

The property stands at the newly improved junction between the city centre and Historic Docks.

Southgate House is within a short walk of Gloucester railway station which offers direct services between Gloucester and London Paddington.

There is a host of amenities within easy walking distance of the property at The Gloucester Quays Outlet centre, including: Leisure including Cineworld and The Gym. Restaurants including Nandos, TGI Fridays, Bills, Pizza Express, Eds Easy Diner, Coal Grill and Bar and many more. Retail offer including Next Clearance, All Saints, M&S Outlet, Calvin Klein Jeans, Jaeger, Nike Factory Store and lots more.



location

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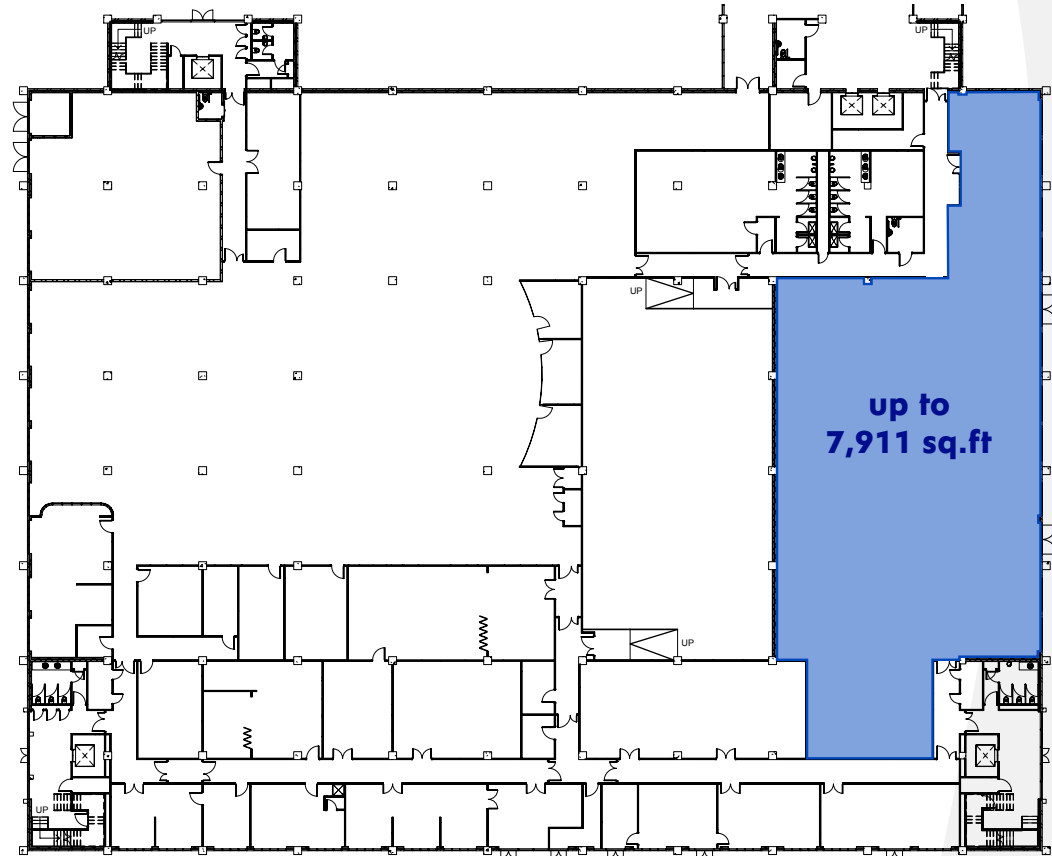


1. Gloucester Quays Retail Outlet
2. Gloucester College
3. Cineworld Cinema
4. Gloucester Docks:
TGI Fridays, Pizza Express,
Nando's, Chimi Changa, Zizzi,
Coal Grill
5. Gloucester Quays
6. Gloucester Cathedral
7. Gloucester Train Station
8. Gloucester Museum
9. NCP Car Park Ladybellegate
10. NCP Car Park Bruton Way
11. Gloucester Docks Car Park

acomodation

The offices have been refurbished to provide open-plan offices with comfort cooling and raised floors.

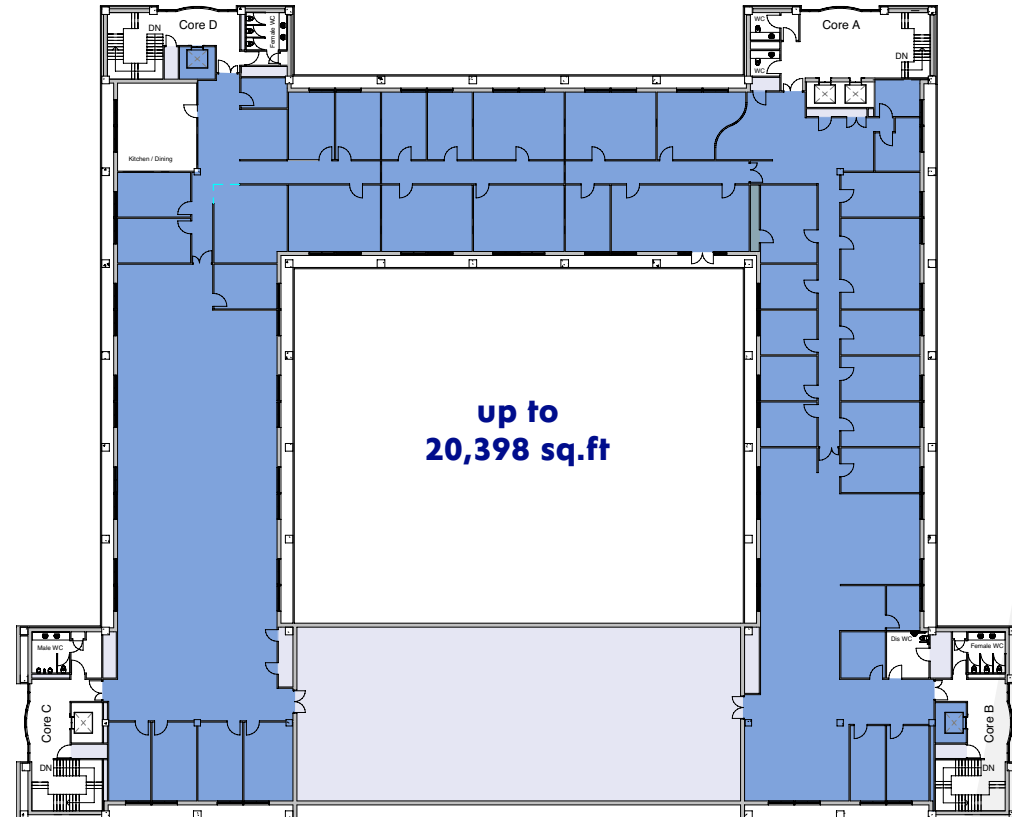
-  LED lighting
-  Air conditioning
-  Raised access floors
-  New carpets
-  Receptionist
-  6 passenger lifts
-  Secure bike racks
-  Shower facilities



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gallery

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rent

On application

terms

The office space is available to lease on competitive terms. Each suite is available by way of a new full repairing and insuring lease for a term to be agreed. A service charge will also be levied to maintain the shared services in the building. Business Rates will be applicable. Prospective tenants are recommended to make their own enquiries directly with Gloucester City Council.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

legal costs

Each party is responsible for their own costs incurred in any transaction.

EPC

Available on request from the agent.

rateable value

Interested parties are advised to make their own inquiries with Gloucester City Council.



contact

To view the accommodation or if you require any further details please contact



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MANAGEMENT

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Agent logos