

First Floor Offices, Kingsholm Business Park, St Catherine Street, Gloucester, GL1 2BX.

- Office
- Gloucester
- To Let
- 921.38 m2 (9,918 ft2)



TO LET



Kingsholm Business Park

Open plan offices situated on a secure site with good accessibility to the City Centre. Generous parking allocations.

Location

Kingsholm Business Park is situated adjacent to Gloucester Rugby's Kingsholm Stadium, approximately 1/4 mile north of the City Centre and is accessed via St Oswald's Road (A417) and Priory Road/Gouda Way or Bruton Way (A430). The site has 2 entrances from St Catherine Street via Worcester Street (A430) or Skinner Street. The site lies approximately 1 mile from the Gloucester Ring Road.

Gloucester is well connected to the motorway network, being served by three junctions of the M5; junction 11 provides access via the A40 (3 miles), junction 12 to the south (5 miles) and junction 11a (3 miles) connects to the Brockworth Bypass, Cirencester/Swindon and the M4 motorway at junction 15 (34 miles).

Description

The available space comprises two storey office accommodation adjacent to the new Gloucester Rugby Club training and conference facility which forms part of the same building.

The office accommodation is separately accessed, arranged over ground and first floors and is available in various suite sizes. The space provides a mix of open plan and partitioned areas with communal amenities and break out area. Extensive car parking is provided on site.

Accommodation

(Approximate net internal area)

Suite 1	206.15 m2	2,219 ft2
Suite 2	289.10 m2	3,112 ft2
Suite 3	42.27 m2	455 ft2
Suite 4	69.95 m2	753 ft2
Suite 5	21.27 m2	229 ft2
Suite 6	292.64 m2	3,150 ft2
Total	921.38 m2	(9,918 ft2)

Terms

The property is offered by way of a new lease for a term to be agreed.

Rates

The property will need to be re-assessed for rating purposes. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Offices.

Rent

To be based on £10.00 per sq ft per annum exclusive.

Service Charge

A charge will be levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas. Further information available from the agents

VAT

The property is elected for VAT.

Legal Costs

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





Request a viewing


For further information or to request a viewing, please get in touch

Key contacts



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It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly, we recommend you obtain advice from a specialist source.

