



FOR SALE

GLOUCESTER – DOCK OFFICE, COMMERCIAL ROAD, GL1 2EB



- **On the instructions of The Canal and River Trust we are instructed to invite final and best offers by 12pm on Friday 29th November 2019.**
- Opportunity to acquire a Prominent Grade II Listed Building in Gloucester Docks.
- The property has potential for alternative uses, subject to the necessary consents being obtained.
- The accommodation extends to approximately 874.93 sq m (9,420 sq ft) with 28 allocated parking spaces.



LOCATION

The city of Gloucester has a population of approximately 121,700 (2011 Census), in addition to a significant catchment area benefits from good communications including the M5 motorway which links with the M42 and M6 motorways at Birmingham and the M4 Bristol and Swindon.

Gloucester railway station provides direct services to London with journeys taking just under two hours and both Gloucester and Cheltenham share a local airport at Staverton approximately 8 miles west.

The property is on the Southern side of Commercial road, approximately ½ a mile from the Gloucester Cross. Commercial Road links to the Bristol Road, Trier Way and St Ann’s Way to the South and the A417 to the North at Westgate Island.

It is situated on the edge of the Gloucester Docks basin in close proximity to Gloucester Quays Designer Outlet, The Soldiers of Gloucestershire Museum, Regus Offices and a range of leisure and restaurant outlets.

DESCRIPTION

The property comprises two impressive two storey detached brick built buildings that have been interlinked via a glass single storey structure. Both properties have a pitched and hipped tiled roof one behind a parapet wall.

Externally, the brickwork and stonework have been cleaned and restored with timber framed single glazed sash windows. The building sits on its own secure site with parking to the front and rear and landscaped areas. The site is secured by brick walls and iron railing gate to the front car park, the rear car park is left open.

The accommodation provides a ground floor entrance lobby leading to a reception, meeting rooms and offices at lower ground, ground and first floor level along with kitchen, WC and shower facilities.

The offices are furnished with carpet flooring, emulsion painted plastered or wallpapered walls and ceilings with surface mounted Category II strip lights. There is wall mounted trunking to provide electric, telephone and computer points.

Heating is provided by wall mounted radiators served by a gas fired central heating boiler.

The kitchen and kitchenette have appropriately fitted units together with tiled splash backs and single stainless steel sink units. The shower room has a fitted shower cubicle and a changing room facility.

The basement is unconverted and has a limited ceiling height. The space has been used for file storage.

Externally, there are 2 car parks which can accommodate a total of 28 cars.

ACCOMMODATION

(Approximate Net Internal area)

Basement	122.58 sq m	1,320 sq ft
Lower ground floor	76.97 sq m	829 sq ft
Ground floor	366.30 sq m	3,944 sq ft
First floor	309.08 sq m	3,327 sq ft
TOTAL	874.93 sq m	9,420 sq ft

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084. Registered office: 10 Pullman Court, Great Western Road, Gloucester GL1 3ND.



PLANNING

The property has been used as offices which falls within Class B1 of the Use Classes Order 1987. It has potential for a variety of uses subject to the necessary consents being obtained.

The property is Grade II Listed and lies within a Conservation Area. A Heritage Assessment has been undertaken and is available upon request.

EPC

The property is Grade II Listed and an EPC is not required.

RATES

A search on the Valuation Office Agency website has revealed the following entries:

Rateable Value:	£53,000
Rate in £ 2019/2020:	0.491

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

TERMS

The property is offered freehold with vacant possession.

ASKING PRICE - £925,000.

VAT

The property is elected for VAT and it will be applicable on the purchase price.

LEGAL COSTS

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

VIEWING

Strictly by prior arrangement with the agents.

Contact: -

Simon McKeag sjm@ashproperty.co.uk

Or

Harry Pontifex hjp@ashproperty.co.uk

01452 300433 or 01242 237274



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