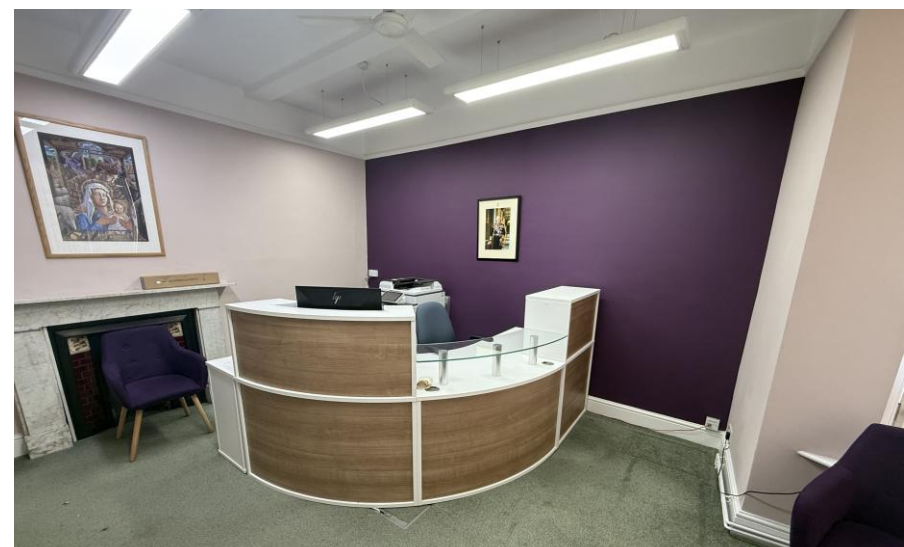


- 🏢 Offices
- 📍 Gloucester
- 🏠 To Let
- 📏 149.58 m2 (1,610 ft2)





2 College Green

Attractive offices overlooking Gloucester Cathedral with allocated parking.

Location

The property is on the south side of College Green, overlooking the landscaped grounds adjoining Gloucester Cathedral within a short walk of the City Centre. Vehicular access is available via College Street. The immediate area comprises a mix of historic ecclesiastical buildings, educational facilities associated with The King's School and residential properties.

Description

The property is a Grade II period building dating from circa 1665, remodelled around 1820, offering characterful office accommodation behind an impressive three-storey stuccoed façade with sash windows providing excellent natural light throughout.

The offices have carpeted floors, LED lighting and gas fired central heating via radiators. There is allocated parking in the grounds of the Cathedral.

Accommodation

Approx. net internal areas

Ground Floor

Office 1	19.68 sq m	(212 ft2)
Office 2	13.73 sq m	(148 ft2)
Office 3	13.89 sq m	(150 ft2)
Sub Total	47.30 sq m	(510 ft2)

First Floor

Office 4	24.08 sq m	(259 ft2)
Office 5	14.49 sq m	(156 ft2)
Office 6	9.82 sq m	(106 ft2)
Kitchen	9.04 sq m	(97 ft2)
Sub Total	57.43 sq m	(618 ft2)

Second Floor

Office 7	21.86 sq m	(235 sq ft)
Office 8	10.12 sq m	(109 sq ft)
Office 9	12.87 sq m	(139 sq ft)
Sub Total	44.85 sq m	(482 sq ft)

TOTAL 149.58 sq m (1,610 sq ft)

Basement 37.15 sq m (400 sq ft)

EPC

An EPC is being prepared.

Planning

The property is Grade II Listed and lies in a Conservation Area. It has been used as offices which falls within Class E of the Use Classes Order 1987.

Rates

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

Terms

The offices are available by way of a new lease for a term to be agreed.

Rent

£18,000 per annum.

VAT

The property is not elected for VAT.

Legal Costs

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





2 College Green






Request a viewing

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

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