





# 3 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 former townhouse built circa 1740 now comprises office accommodation. Internally, it still retains several original features including one ground floor room with fielded panel dado, panelled shutters and an Adam-style chimneypiece and an early-19<sup>th</sup> Century open-well staircase.

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

### Accommodation (approx. net internal)

#### Ground Floor

Front office	21.88 sq m	(236 sq ft)
Rear office	15.51 sq m	(167 sq ft)
<b>Sub Total</b>	<b>37.39 sq m</b>	<b>(403 sq ft)</b>

#### First Floor

Front office (left)	7.64 sq m	(82 sq ft)
Front office (right)	22.32 sq m	(240 sq ft)
Rear office	15.39 sq m	(166 sq ft)
<b>Sub Total</b>	<b>45.35 sq m</b>	<b>(488 sq ft)</b>

#### Second Floor

Front office	21.73 sq m	(234 sq ft)
Rear office	15.38 sq m	(166 sq ft)
Kitchen	2.82 sq m	(30 sq ft)
<b>Sub Total</b>	<b>39.93 sq m</b>	<b>(430 sq ft)</b>

**TOTAL** **122.67 sq m** **(1,320 sq ft)**

Basement 38.90 sq m (419 sq ft)

### 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.

### EPC

The property has a Rating of E-120.

### Rates

The Rateable Values appearing on the Valuation Office Agency from April 2026 are:

Ground floor (front)	£2,750
Ground floor (rear)	£1,975
First floor	£5,000
Second floor	£3,150
Basement	£1,425

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

£16,000 per annum.

### VAT

The property is not elected for VAT.

### Legal Costs

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





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# Request a viewing

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

## Key contacts

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