

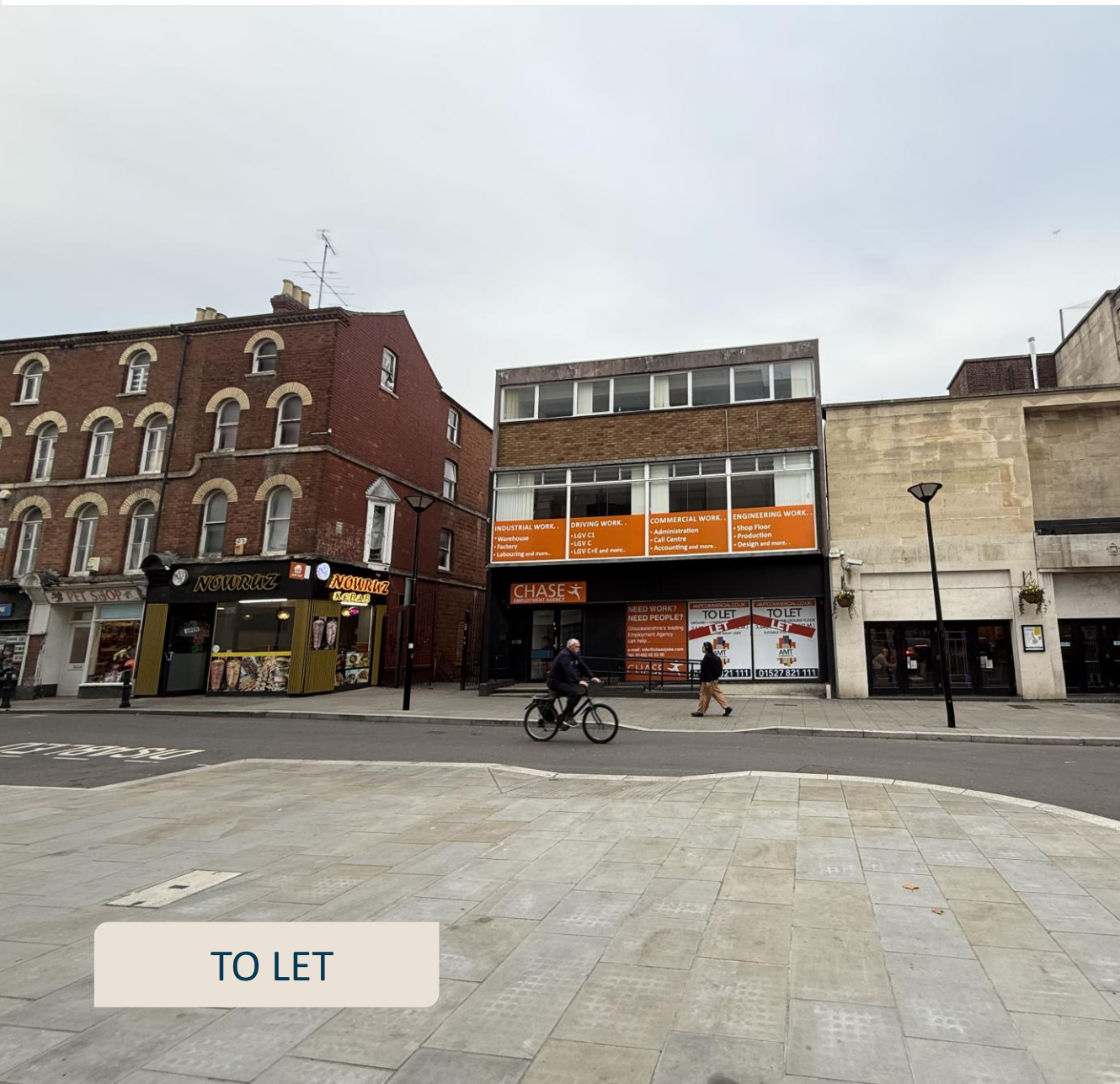
**First and Second Floor, 23a St Aldate Street,
Gloucester, GL1 1RP**

 Office

 Gloucester

 To Let

 231.52 m2 (2,492 ft2)



TO LET





First and Second Floor, 23a St Aldate Street

Open plan offices available on a new lease for a term to be agreed. Close to the City Campus and The Forum.

Location

The property is located on St Aldate Street, which is on the corner of the Kings Square opposite the University of Gloucestershire's City Campus and a short walking distance from The Forum and the railway and bus stations.

Description

The property dates to the 1950s and is a 3-storey office building of brick construction under two principal flat roofs with the ground floor to be occupied in the coming weeks. There are four floors, two of which are available, of concrete frame with external brick elevations, single glazed windows and vertical blinds.

Stairs from the ground floor entrance lobby lead to the 1st floor which is an open plan office together with two private front offices, a rear private office and a separate ladies/gents WCs.

The second floor has an open office with two additional offices.

The property benefits from emulsion walls, internal security, fire alarms, air conditioning and heating, and acoustic tiled ceiling with integral category II lighting.

A kitchen and male and female WCs are provided.

Accommodation

(Approximate net internal floor areas)

1 st floor	156.16 m2	(1,681 ft2)
2 nd floor	75.36 m2	(811 ft2)
Total	231.52 m2	(2,492 ft2)

Planning,

Within Class E of the Use Classes Order 1987.

Rates

The Rateable Value shown on the Valuation Office website for the first floor is £14,000.

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

Terms

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

Rent

Rent on application.

Service Charge

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

VAT

All figures are exclusive of VAT, if applicable.

Legal Costs

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





First and Second Floor, 23a St Aldate St






Request a viewing

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

Key contacts

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Money Laundering Regulations 2017

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Misrepresentation Act 1967

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