

**2 Friars Court, off College Street,
Gloucester GL1 2NE.**

 **Offices**

 **Gloucester**

 **For Sale or To Let**

 **210.67 m2 (2,261 ft2)**





2 Friars Court, Off College Street

Modern offices situated near Gloucester Docks. The property is offered freehold, subject to the tenancy in place. Potential for a variety of uses, subject to the necessary consents.

Location

Gloucester is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5 and Junction 15 of the M4 at Swindon. The link to the M4 is via the A417/A419 trunk road.

Friars Court is located off College Street, being accessed from Westgate Street in the heart of Gloucester and very close to the Cathedral. Westgate Street is pedestrianised, offers a mix of retailers and leads to The Cross, which is traditionally regarded as the retail centre of the City.



Gloucestershire County Council's Head Office, Shire Hall is situated nearby, and other occupiers include The Gloucester Diocese, ICON.net and numerous cafes and restaurants.

Description

The property is a well-appointed self-contained 3 storey office building constructed in 1990 benefiting from 2 parking spaces. It is built around a steel frame with brick elevations and some stone block detailing beneath a pitched roof covered with tiles and incorporating Velux windows. It has aluminium powder coated double glazed windows including feature windows at first and second floor levels.

The accommodation is linked by an internal metal staircase and the specification includes carpet floor coverings, plastered emulsion walls, perimeter power points, metal panel radiators, suspended ceilings with LED lighting at ground and first floor levels and suspended lighting at second floor. Kitchen points and WC facilities are provided on the first and second floors.

A new EPC Certificate is being prepared.

Accommodation

Approximate net internal floor areas.

Ground Floor	54.54 sq m	(374 sq ft)
First Floor	75.01 sq m	(807 sq ft)
Second Floor	80.52 sq m	(867 sq ft)
Total	210.67 sq m	(2,261 sq ft)

Terms

The property is offered freehold or by way of a new lease for a term to be agreed. The second floor is presently occupied, and further details are available from the agents upon request.

Planning

The property has been used as offices but may suit alternative uses, subject to the necessary consents being obtained.





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Rates

The entries listed on the Valuation Office Agency website are as follows:

Suite	Rateable Value
G1	£2,350
F1	£2,500
F2	£1,275
F3	£2,475
S1	£7,300
Rate in £ 2023/2024: 0.499	

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

Price

£375,000.

VAT

The property is 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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