

**Second & Third Floor Offices, 8 College Street,  
Gloucester, GL1 2NE**

- 🏢 Offices
- 📍 Gloucester
- 📌 To Let
- 📏 70.93 m2 (763 ft2)



**TO LET**





# 8 College Street – Second & Third Floor Offices

**Second & Third floor offices situated in the City Centre comprising 3 rooms in an attractive period building.**

Office	SQ.M	SQ.FT
Second Floor	48.46	522
Third Floor	22.47	241
<b>Total</b>	<b>70.93</b>	<b>763</b>

## Location

The property is located at the junction of College Street and Westgate Street, near the entrance to the Cathedral. Westgate Street is pedestrianised and leads to Gloucester Cross, approx 200m away. Other office occupiers within the vicinity include Gloucestershire County Council and the Gloucester Diocese.

## Description

The property comprises 3 offices over second and third floor of an attractive period building. Access is available via a communal entrance from College Street. Internally, the offices have a number of attractive features, including ornately decorated fire-places and stained-glass windows. They are carpeted and have the benefit of gas central heating. The building won a Civic Award from Gloucester City Council for Best Minor Restoration Project.

## Rates

The business rates for these offices will need to be reassessed.

Prospective occupiers should contact the Local Authority for further guidance on this matter.

## Planning

Office use only.

## EPC

The property has an EPC Rating of D-90

## Terms

The offices are available by way of a new internal repairing and insuring lease, subject to a service charge for a term to be agreed.

## Rent

£6,500 p.a.

## VAT

VAT will not be charged on the rental and service charge.

## Service Charges

A service charge will be levied to the tenant to cover the costs associated with maintaining the common parts of the property.

Tenant to be responsible for a proportion of electricity and heating used in the property.

## Legal Costs

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





# Request a viewing

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

## Key contacts



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