





2 College Street

First floor offices situated in the City Centre comprising 3 rooms in an attractive period building.

Office	M2	Ft2	Rateable Value
First Floor	55.46	597	£5,500
Second Floor	61.13	658	£4,450
Third Floor	67.08	716	£3,550

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 on first, 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 rateable values appearing on the Valuation Office Agency are as follows:

First Floor	£5,500
Second floor	£4,450
Third Floor	£3,350

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

Planning

Office use only.

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

First Floor	£4,179 per annum
Second floor	£4,606 per annum
Third Floor	£5,012 per annum

VAT

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

EPC

The property has an EPC Rating of D-90

Service Charges

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



Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453



Harry Pontifex BSc (Hons) MRICS

 harry@ashproperty.co.uk

 07917 886176

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly, we recommend you obtain advice from a specialist source.

