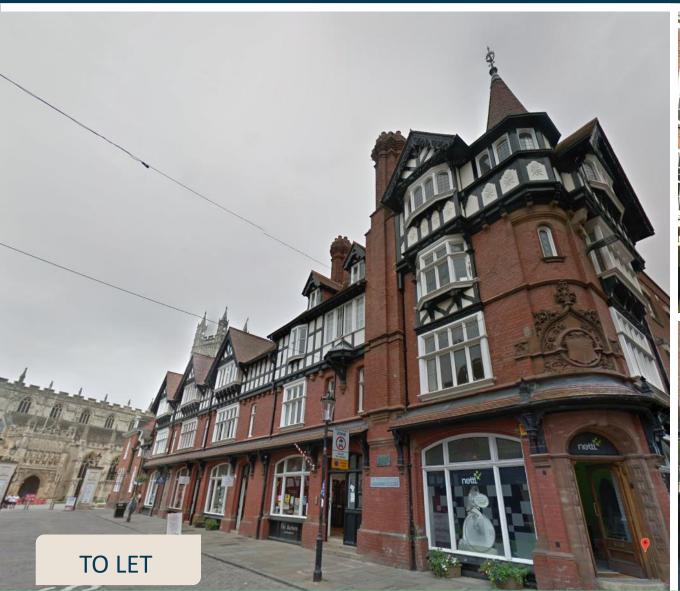


# 2 College Street, St Peters House, Gloucester, GL1 2NE

- Office
- Gloucester
- To Let
- & Up to:67.08 m2 (716 ft2)









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**



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