





Gloucester House, 29 Brunswick Square

Prominent office building close to Gloucester City Centre and The Docks with parking.

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.

Brunswick Square off Brunswick Road is one of the traditional mixed commercial office and residential districts of Gloucester approximately ¼ mile south from the main commercial and retail centre of the city at The Cross and ½ mile east from Gloucester Quays Retail / Leisure area of the City at The Docks.

Description

The property is an imposing Grade II detached office building. The accommodation is arranged on three main floors. The property has solid

brick walls with rendered elevations under a low pitched and hipped roof covered with interlocking tiles. To either side of the property is a matching wing which also has a low-pitched roof.

To the front is a small forecourt behind a low stone wall and to the rear there is a car park with approximately 16 spaces.

Internally the accommodation provides cellular offices with communal kitchen and WC facilities

Accommodation

(Approximate net internal areas)

Ground Floor

Room 1	40.75 m2	439 ft2
Room 2	41.03 m2	442 ft2
Room 3	17.64 m2	190 ft2
Room 4	10.75 m2	115 ft2
Room 5	17.55 m2	189 ft2
Room 6	17.14 m2	184 ft2
TOTAL	144.86 m2	1559 ft2

Rating

Further information is available from the agents. Prospective occupiers are advised to make their own enquiries as to whether any transitional relief is applicable.

EPC

E-104.

Planning

Within Class E of the Use Classes Order 1987.

Terms

The offices are available individually or as combinations to suit an occupier's requirements on new leases for a term to be agreed.

Rent - On application.

Service Charge

A charge will be levied to cover the upkeep and maintenance of the communal areas and running costs.

VAT

VAT is not applicable.

Legal Costs

Each party to be responsible for 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

Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

Oliver Hambling

 oollie@ashproperty.co.uk

 01452 300433

www.ashproperty.co.uk

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