





# 4 College Green

**Attractive offices overlooking Gloucester Cathedral with allocated parking.**

## Location

The property is on the south side of College Green, overlooking the landscaped grounds adjoining Gloucester Cathedral within a short walk of the City Centre. Vehicular access is available via College Street. The immediate area comprises a mix of historic ecclesiastical buildings, educational facilities associated with The King's School and residential properties.

## Description

The property is a former townhouse built in the early 18<sup>th</sup> Century now used as offices. Internally, it still retains several original features including an early 18<sup>th</sup> Century dog-leg staircase with turned balusters and moulded joinery in several rooms plus one ground floor office includes a 19<sup>th</sup>-Century white marble chimneypiece.

The offices have carpeted floors, CAT II lighting and gas fired central heating via radiators. There is allocated parking in the grounds.

## Accommodation

Approximate net internal area

### Ground Floor

Office 1	34.95 sq m	(376 sq ft)
Office 2	39.71 sq m	(427 sq ft)
Office 3	15.02 sq m	(162 sq ft)
Storeroom	17.73 sq m	(191 sq ft)
Kitchen	7.22 sq m	(78 sq ft)
<b>Sub Total</b>	<b>114.63 sq m</b>	<b>(1,234 sq ft)</b>

### First Floor

Office 4	20.26 sq m	(218 sq ft)
Office 5	8.81 sq m	(95 sq ft)
Office 6	10.49 sq m	(113 sq ft)
Office 7	18.65 sq m	(201 sq ft)
Cupboard	2.15 sq m	(23 sq ft)
Server room	6.08 sq m	(65 sq ft)
Office 8	13.38 sq m	(144 sq ft)
<b>Sub Total</b>	<b>79.82 sq m</b>	<b>(859 sq ft)</b>

### Second Floor

Office 9	8.89 sq m	(96 sq ft)
Office 10	38.90 sq m	(419 sq ft)
Office 11	18.06 sq m	(194 sq ft)
Office 12	9.96 sq m	(107 sq ft)
Cupboards	4.51 sq m	(49 sq ft)
<b>Sub Total</b>	<b>80.32 sq m</b>	<b>(865 sq ft)</b>

**TOTAL 274.77 sq m (2,958 sq ft)**

## EPC

An EPC is being prepared.

## Rates

The Rateable Value appearing on the Valuation Office Agency from April 2026 is £13,750. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Planning

The property is Grade II Listed and lies within a Conservation Area. It has been used as offices which falls within Class E of the Use Classes Order 1987.

## Terms

The offices are available by way of a new lease for a term to be agreed. Consideration will be given to lettings of part, subject to terms.

## Rent

£32,000 per annum exclusive.

## VAT

The property is not 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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