

**First Floor Office Suite, The White House,
Hempsted Lane, Gloucester GL2 5JA.**

- 🏢 Offices
- 📍 Gloucester
- 📌 To Let
- 📏 119.40 m2 (1,285 ft2)



TO LET



First Floor Office Suite, The White House

High quality modern self-contained office suite. May suit alternative uses subject to the necessary consent being obtained.

Location

The property is prominently situated on the western side of Hempsted Lane approximately 1km from the City Centre. This road forms part of Gloucester's South-Western Bypass which is due to be upgraded further in the near future. The land on the opposite side of Hempsted Lane is currently undergoing redevelopment to provide further residential space.

Description

The White House comprises a modern two storey building of brick elevations under a pitched tiled roof. The available accommodation on the first floor comprises three offices which are accessed via an entrance at the side of the building and has its own separate kitchenette and WC facilities.

The offices are finished to a high specification

and include suspended ceiling with Category 2 lighting, electric wall mounted heaters, carpeting, perimeter trunking and double-glazed windows. The property benefits from an intruder alarm and a fire alarm system.

There is allocated parking to the front of the building.

Accommodation

(Approximate net internal area)

First Floor

Office 3	42.36 m2	(456 ft2)
Office 4	34.65 m2	(373 ft2)
Office 5	42.36 m2	(456 ft2)
Total	119.40 m2	(1,285 ft2)

Rates

The entries appearing on the Valuation Office website from 1st April 2026 are as follows:

Office 3	£5,100
Office 4	£4,150
Office 5	£5,100

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

Planning

Offices within Class E of the Use Classes Order 1987.

Terms

The suites are available to let individually or as a combination for a term to be agreed.

Rent

The rent to be based on £11 per square foot.

Energy Performance Certificate

The property has an EPC rating of C-68.

Service Charge

A charge may be levied to cover the costs associated with the upkeep and maintenance of the communal areas.

VAT

All figures are exclusive of VAT where applicable.

Legal Costs

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





First Floor Office Suite, The White House






Request a viewing

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

Key contacts

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