

RECENTLY EXTENSIVELY REFURBISHED OFFICE BUILDING TO LET

REGENCY COURT

WORCESTER STREET
GLOUCESTER GL1 3AJ



Description

Recently extensively refurbished high quality air conditioned office building on ground, first, second and third floor levels with the benefit of on-site car parking.

Location

The building is situated in Gloucester town centre, with good access to the mainline railway station providing services to Bristol, Swindon and London Paddington. The main town centre shops are nearby. Other local amenities such as bus services are located nearby as is a Council pay and display car park to the rear of the property. Access to the national motorway network is available via the (A36) ring road which links to the M5.

Accommodation

Accommodation comprises the following:

| Floor | Sq ft | Sq m |
|--------------|---------------|-----------------|
| Ground Floor | 1,529 | 142 |
| First Floor | 6,182 | 574.35 |
| Second Floor | 5,206 | 483.64 |
| Third Floor | 4,667 | 433.62 |
| Total | 17,584 | 1,633.64 |

The building can be let as a whole or on a floor by floor basis.

🔗 Self contained building.

🔗 To let as a whole or in part from 658 sq ft (61.1 sq m).

🔗 Passenger lift to all floors.

🔗 Air conditioning.

🔗 19 secure on-site car parking spaces.

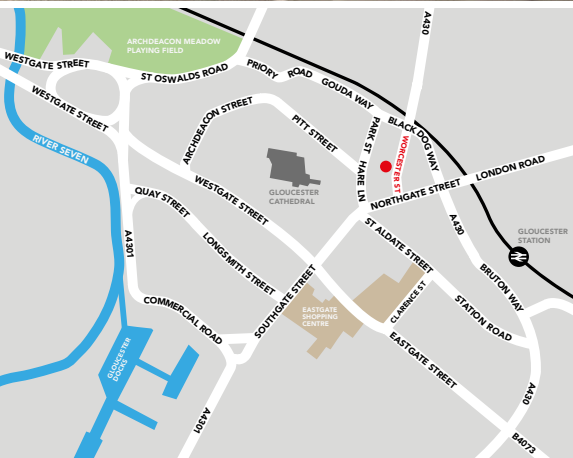
🔗 17,584 sq ft (1,633.64 sq m).

Bevans

01242 584 674
bevanscharteredurveyors.co.uk



**MOLYNEUX
ROSE**
020 7409 0130
143 New Bond Street, London, W1S 2TP



Amenities

- Self contained building.
- Passenger lift.
- Air conditioning.
- Suspended ceilings.
- Category 2 lighting.
- On-site parking spaces.
- Ample WCs.

Lease Terms

Flexible leases, terms are offered on the building as a whole or floor by floor (or further sub-division if required).

Rent

Upon application.

VAT

Payable at the standard rate.

Rates

The building has a combined RV of £132,000. Interested parties are advised to make their own enquiries to satisfy themselves.

Legal Costs

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

Viewing and Further Information

Further information and floor plans are available from the joint letting agents.

Bevans Chartered Surveyors

Tel: 01242 584 674
Contact: Richard Crabb
Mobile: 07908 576332
Email: richard@bevanscs.co.uk



Or

Molyneux Rose

Tel: 0207 373 0443
Contact: Mike Gillies
Mobile: 07798 623065
Email: michael.gillies@molyrose.co.uk



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