

PRESTIGIOUS OFFICES OVERLOOKING GLOUCESTER'S HISTORIC DOCKS

- Prime open plan offices
- Extensively refurbished
- High specification including raised floors
- 14 allocated car spaces
- New lease available



TO LET
2,500 - 9,365 sq ft
(232 - 870 sq m)



SAT NAV GL1 2DB

2 Kimbrose
Way GLOUCESTER



LIGHT AND AIRY SPACE ADJACENT TO THE HISTORIC GLOUCESTER DOCKS, NOW A MAJOR COMMERCIAL CENTRE FEATURING OFFICES, RETAIL AND A RESTAURANT QUARTER



The accommodation comprises the first and second floors of a three storey, modern office building available as a whole or in parts.

A lift serves the upper floors which command **impressive views across Gloucester's Historic Docks**. The accommodation has

recently undergone **extensive refurbishment** including redecoration, carpeting, ceilings, toilets etc.

The open plan offices are well specified to include raised floors and benefit from **generous parking** with 14 spaces allocated.

2 Kimbrose Way GLOUCESTER



The approximate net internal floor areas are arranged as follows:-
First Floor: 5,519 sq ft (512.73 sq m)
Second Floor: 3,846 sq ft (357.30 sq m)
Total: 9,365 sq ft (870.03 sq m)

The first floor can be divided to provide approximately 2,500 sq ft upwards.

Viewing by prior appointment:

Terms

To let by way of new lease(s) of the whole or in parts upon terms to be negotiated. Rental upon application.

Rates

Rateable value: £93,000
 (Source: Valuation Office Agency website)

Legal Costs

The incoming tenant is to be responsible for both parties' reasonable legal costs in the transaction.

EPC

The premises has an EPC rating of B-37.

Value Added Tax

We understand that VAT is payable on the rent.

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Prime location

The property enjoys a prime city centre location adjacent to the historic docks - now a major commercial centre featuring offices, retail and numerous restaurants.

Kimbrose Way is on the inner ring road giving easy access to **Cheltenham, Tewkesbury** and the **M5**. It's just a **short walk from the city centre** ('The Cross') and from Gloucester's rail and bus stations.



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