

TO LET
EPC - B



- > Fully specified open plan offices > From 217 to 3,236 sq ft (20.2 - 300.6 sqm)
- > Cycle parking and shower facilities > Superb central location
- > Excellent transport links

**RAILWAY
HOUSE**



Some of the most modern and flexible office space in the city

This extensive open plan building provides excellent office accommodation with air conditioning and raised access floors.

There's a large, well equipped communal kitchen, showering and changing facilities and a passenger lift with ramped access.

Railway House also benefits from first class meeting rooms, with large flat-screen TVs and teleconferencing facilities, which are available to hire.

Office space is available on the ground and first floors from 217 - 3,236 sq ft and space may be combined to suit occupier requirements.

Gloucester City Homes, MOD and Kip McGrath Education Centres are key occupiers.



Space may be combined to suit occupier requirements



The building benefits from:

- > Impressive staffed reception
- > First class meeting rooms
- > Air conditioning
- > Raised access floors
- > Secure allocated on-site car parking
- > Secure cycle storage
- > Shower facilities
- > 24/7 access
- > CCTV



Create your space

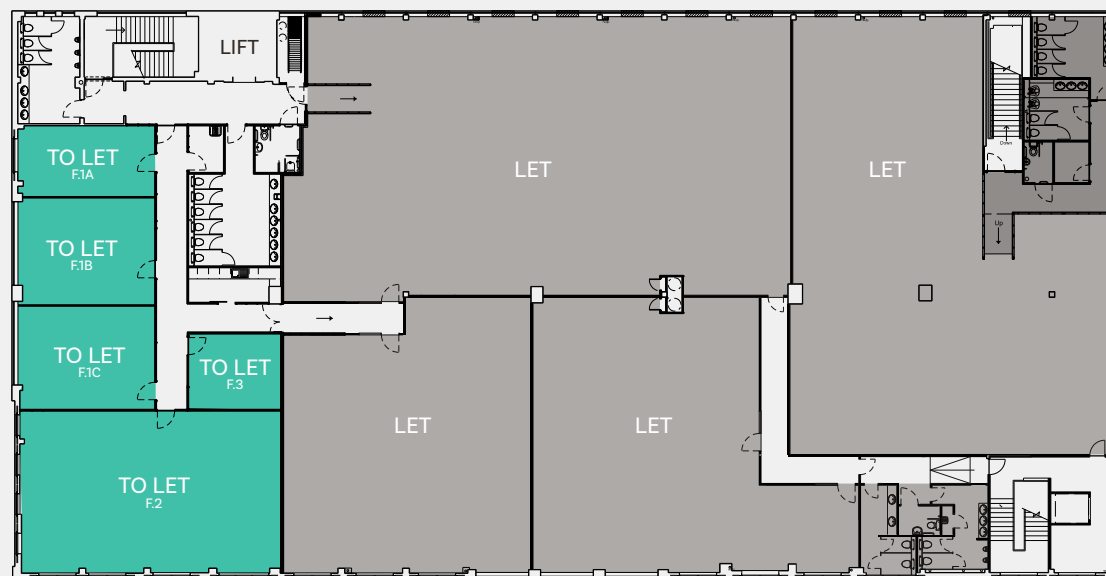
ACCOMMODATION

The lettable space can be configured and/or combined to suit a tenant's requirements.

	SQ FT (NIA)	SQM (NIA)
F. 1A	235	21.8
F. 1B	495	46.0
F.1C	462	42.9
F.2	1,322	122.9
F.3	217	20.2
FIRST FLOOR	2,731	253.6
G. 1*	3,236	300.6
G. 4	918	85.3
GROUND FLOOR	4,154	385.9
TOTAL	6,885	639.5

*including kitchen and separate meeting room.
Floor plans not to scale.

First floor



Ground floor



Location

This extensive open plan building is superbly located.

It's adjacent to the city's railway station and opposite the Transport Hub (bus and coach station) which provides local and regional bus services and National Express coaches. A number of public car parks are close by and the city centre is a five minute walk away.

The area around Railway House is undergoing extensive redevelopment triggered by the construction of the landmark Forum, a £107m mixed-use scheme led by Gloucester City Council that will provide new homes, office space, the city's first 4-star hotel and a multi-storey car park for approximately 400 cars.



DISTANCE	ROAD	RAIL
Cheltenham 11.5 miles	Cheltenham 23 min	Cheltenham 9 min
Bristol 32 miles	Bristol 37 min	Bristol 40 min
Cardiff 60 miles	Cardiff 1 hr 11 min	Cardiff 52 min
Birmingham 60 miles	Birmingham 1 hr 8 min	Birmingham 56 min
London 106 miles	London 2 hr 14 min	London 1 hr 54 min



Satnav **GL1 1DG**





RAILWAY HOUSE

- 1 The Forum
- 2 University of Gloucestershire City Campus
- 3 King's Square
- 4 Twyver House (Land Registry)
- 5 Transport Hub (Bus & Coach Station)
- 6 Station Hotel
- 7 Rail Station
- 8 The Carriage Building (Roberts Limbrick Architects)
- 9 Gloucester Cathedral
- 10 Westgate Quarter
- 11 The Cross
- 12 Gloucester Docks
- 13 Eastgate Centre

- P₁ Gloucester Road (Station Road)
- P₂ Gloucester Station
- P₃ Great Western Road (accessed via footpath/underpass)
- P₄ The Forum
- P₅ King's Walk

TO LET

217 - 3,236 sq ft
(20.2 - 300.6 sqm)



TERMS

Offered by way of new lease(s) on flexible terms by negotiation.

VALUE ADDED TAX

Please note that VAT may be payable on the rent and other outgoings.

EPC

Railway House has an energy performance rating of B49.

LEGAL COSTS

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

RATES

Rateable value to be assessed.



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