

Beaufort House & Granville House, Brunswick Road, Gloucester GL1 1JZ

Colliers

Landmark Cathedral City Regeneration Opportunity | Vacant Freehold



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Summary

- The property is situated in a mixed commercial and residential area in **Gloucester City Centre**.
- **Beaufort House** dates from the 1970s and provides open-plan accommodation over ground and three upper floors.
- **Granville House** is an end terrace, Grade II Listed Georgian property, providing accommodation over basement, ground and two upper floors.
- **54,727 sq ft NIA / 64,465 sq ft GIA** in total on a self-contained site of **0.83 acres**.
- **Vacant Freehold**.
- **Landmark regeneration opportunity** in a historic Romanesque and Gothic Cathedral City.
- On behalf of Joint Administrators.

GUIDE PRICE: £1,150,000+

The property will be offered at auction on 30 July 2024 unless sold prior.

Subject to contract and exclusive of VAT.

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Location

The Cathedral city of Gloucester is located approximately 36 miles north of Bristol, 56 miles southwest of Birmingham and 100 miles northwest of London. Centrally located, Beaufort House has immediate access to Gloucester's many and varied

amenities. It is accessed via Junctions 11, 11a and 12 of the M5 motorway. The town has a mainline railway station, providing direct links to London Paddington (with a journey time of 1 hour 40 minutes), Cheltenham Spa, Bristol Temple Meads, Cardiff Central and Birmingham New Street.

Bristol Airport is the closest international airport, approximately 36 miles away.

Gloucester is also a port city, linked via the Gloucester and Sharpness Canal which runs from Gloucester's docks to the Severn Estuary.

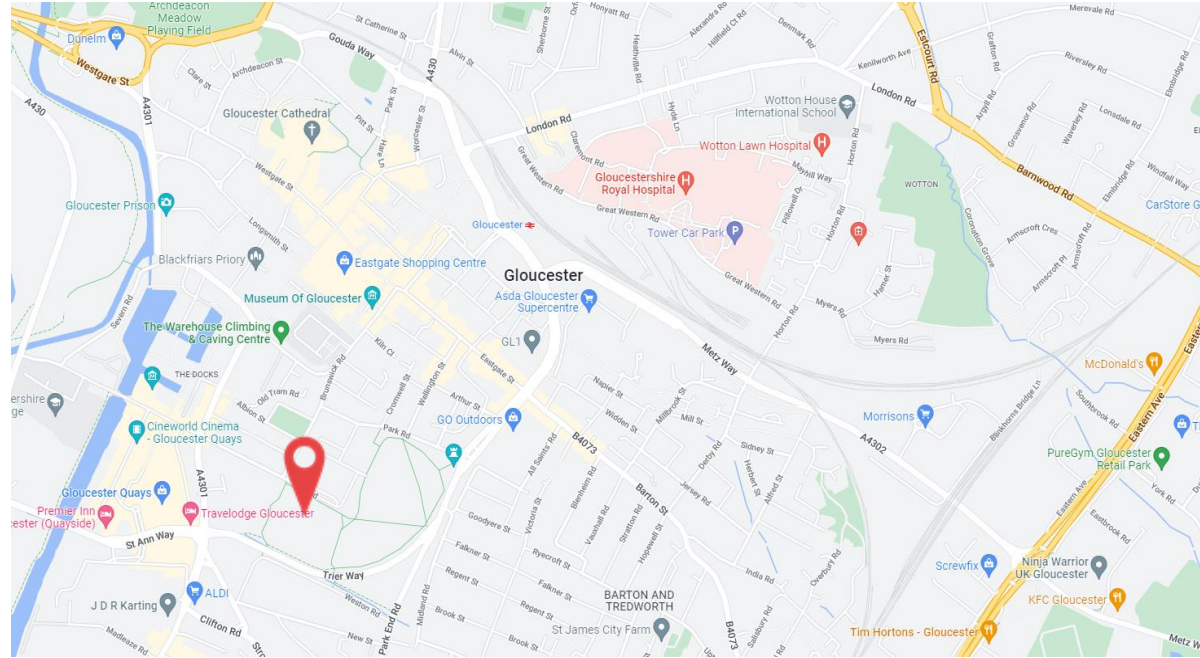
Gloucester lies close to the Welsh border, on the River Severn, and is the county town of Gloucestershire. However, the built-up area extends beyond the city boundary, with several outlying districts.

Situation

The property is situated in a mixed commercial and residential area, approximately 0.5 miles from Gloucester city centre. Nearby occupiers include the serviced office provider 'FigFlex Offices'. The property is bounded by Montpellier, Spa Road and Brunswick Road (to the north, south and west respectively).

Furthermore, the property is located around 500 yards to the east of Gloucester Docks which has seen extensive regeneration over the course of the past decade. Gloucester Docks provide a day out, just a stone's throw from Gloucester city centre.

The award-winning National Waterways Museum documents the intriguing 200-year history of the docks and the Gloucester & Sharpness Canal. Gloucester Docks are also home to the Soldiers of Gloucestershire Museum. A product of this is the Gloucester Quays designer outlet centre.



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Description

The property comprises two distinct yet interlinked elements known as Beaufort House and Granville House. Both buildings currently provide office accommodation.

Beaufort House dates from the 1970s and comprises office accommodation over ground and three upper floors. The building's distinctive "L" shape provides two wings, facilitated by the building's configuration. A typical floor plate provides approximately 12,153 sq ft (1,129 sq m) of open plan space.

Granville House dates from the 1820s. It is an end of terrace, Grade II Listed Georgian property, providing accommodation over basement, ground and two upper floor levels.

There is a south west facing car park to the rear, accessed via Montpellier, with approximately 35 delineated car parking spaces. There is also an electricity sub-station within the secure yard.

Accommodation

Unit	NIA (sq ft)	NIA (sq m)	GIA (sq ft)	GIA (sq m)
Beaufort House	40,477	3,760	46,629	4,332
Granville House	14,250	1,323	17,836	1,657
Total	54,727	5,083	64,465	5,989

Site

The site extends to 0.83 acres (0.34 hectares).

EPC

Beaufort House: D (78)

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Local Market Commentary

Gloucester is located close to the M5 motorway and the Great Western railway route linking London to the South West. The Cheltenham & Gloucester Market has a mixed economy, with engineering and manufacturing relatively prominent. The computer, electronic and optical products, fabricated metal products, manufacture of machinery and equipment sub-sectors are important local sources of employment.

Notable employers include EDF Energy, employing 1,600 staff in Gloucester, Safran Landing Systems, and McGurk Group. That said, the public sector is by far the largest employer in Gloucester: Gloucestershire County Council has a head count above 3,730, the service looks after social services, roads, libraries and schools.

City Centre regeneration is on the cards in a bid by Gloucester City Council to attract growing tech and digital sector. Gloucester City Council, in a joint venture with Reef Group, are investing £107 million to create a city centre tech and digital campus called The Forum, 0.8 miles from Beaufort and Granville House. Phase One is coming to completion, which includes 43 one, two and three-bedroom apartments; cafes, bars, and restaurants and 5,000 sq ft of retail space which will be occupied by Tesco.

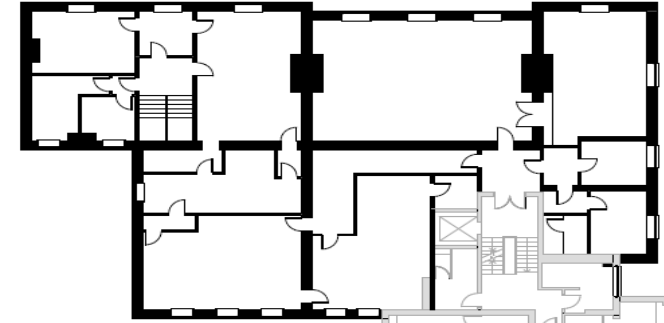
Works on Phase Two of The Forum will include the development of Grade A workspace, a 4-star hotel, rooftop restaurant and state-of-the-art digital conference facilities, as well as a wellness centre and members club, set to complete summer 2024.

Demand for Space

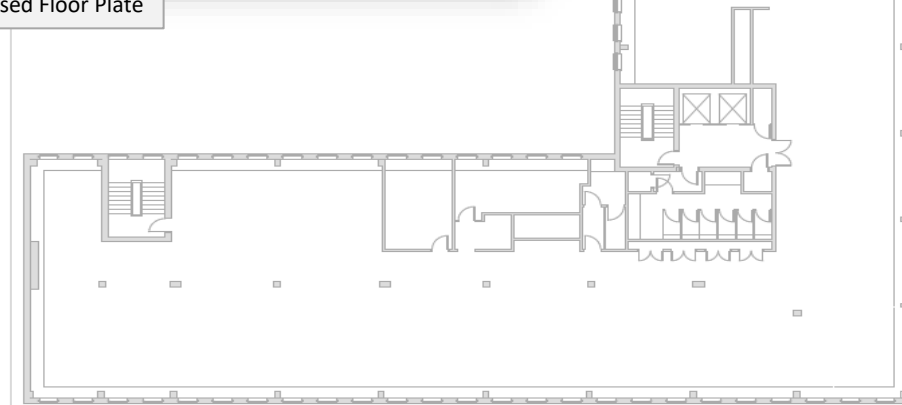
Demand for office space in Gloucester continues to improve. Not only has space been reoccupied but the drive for improved wellbeing and a shift to less intensive occupation has added to increased demand. Rents have grown strongly in the past five years, following strong occupier demand and a steady decrease in vacancies. Market conditions have led to an increase in headline rents both in and out of town, which are now at around £22 psf and £12 psf respectively.

Supply of space remains very low and there has been an absence of any speculative development for over 10 years. These factors look set to continue and so choice of availability will most likely remain limited, with several key occupiers having to consider bespoke developments as the best option for certainty of delivery.

Typical Floor Plan



Proposed Floor Plate



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Local Amenities

Occupying an enviable spot on the very edge of the Cotswolds, Gloucester is well placed for sightseeing and excursions. The area is well known for its attractive properties, easy access to Cheltenham town centre and excellent local amenities.

Gloucestershire County Council is committed to ensuring that the county's children have the best education possible, investing £100 million into schools. The vast majority of educational institutions in Gloucestershire were graded 'Good' in their last inspection – forty five have been rated 'Outstanding'.

There are lots of outdoor spaces to enjoy: Imperial Gardens and Montpellier Gardens are both glorious places to explore, the latter providing fun for all the family with an arboretum, tennis courts and skate park.

The Regent Arcade Shopping Centre is an all-weather retail spot in the heart of town, with all of the popular high-street names and several dining options to choose from. Independent boutiques, shops and tempting restaurants can be found in the popular Montpellier Quarter district. In addition, Gloucester Quays is home to over 50 stores and is a stylish indoor shopping centre with high-street and designer brands offered at discounted prices.

Planning

Gloucester is a transforming and growing City. Together with the Joint Core Strategy, the Gloucester City Plan will continue Gloucester's regeneration journey by providing the development framework to guide the City's future growth up to 2031.

The Development Plan contained within the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017) includes the following policies which are relevant to the subject property:

- Policy SP1: The Need for New Development encourages residential and employment development in existing urban areas. The residential requirement for Gloucester City is 14,359 new homes in the plan period (2016 and 2031).
- Policy SD10: Residential Development is acceptable on previously developed sites within Gloucester City.

The property is situated in a highly sustainable location within the settlement boundary and it is not allocated in the Local Plan for any particular use. There are good prospects for residential development and this is supported by the Ward Councillor. The property also presents scope for other uses including a hotel, as well as a continuation of its existing use as offices.



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Proposal

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[View further details and register to bid.](#)

On behalf of Joint Administrators.

Money Laundering Regulations

In accordance with Money Laundering Regulations, two forms of identification and confirmation of the source of funds will be required from the purchaser.

VAT

We understand that the property is elected for VAT.

Contacts

For further information and viewings, please contact:

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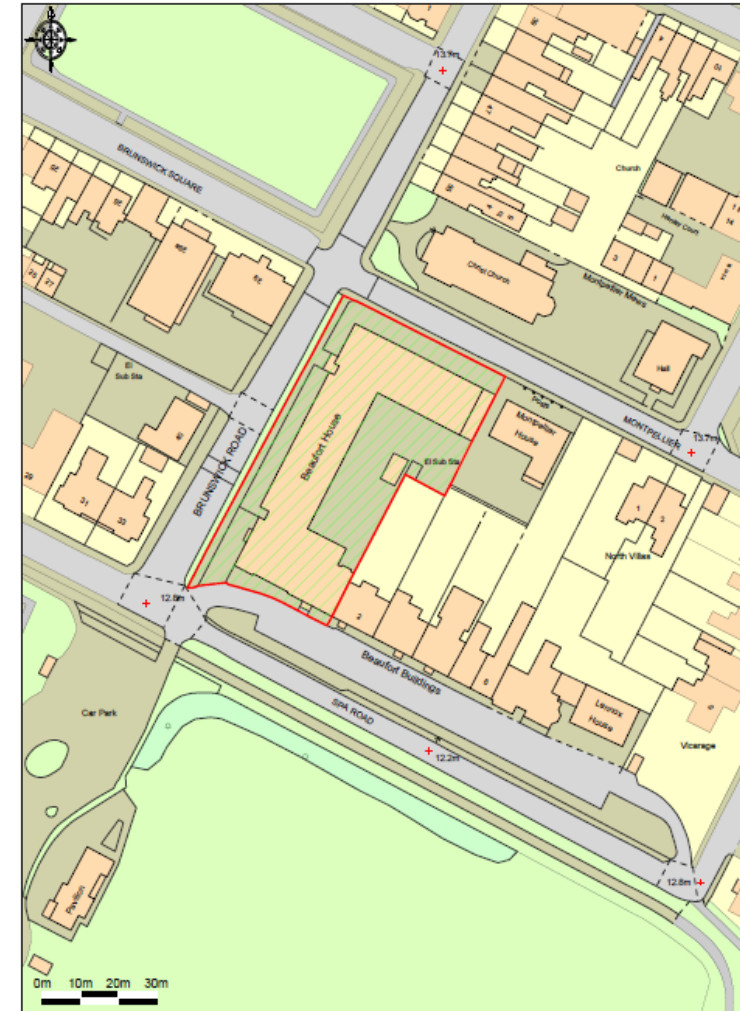
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