

BROCKWORTH STUDIOS.

53 Eastgate St.



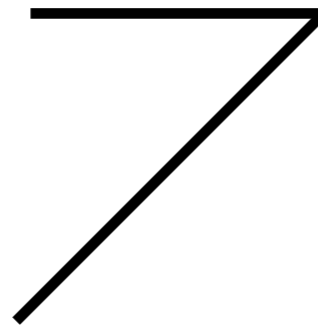
OFFICES TO LET
18,000 sq ft NIA

Viewing by appointment only



www.brutonknowles.co.uk
01452 880000

In the heart of the City of Gloucester, providing a rich mix of retail and restaurants. Just two minutes walk from the train station and adjacent to the new transport hub



Overview

Newly refurbished modern retail space.
Flexible space available.
Prime Location on Eastgate Street.
Excellent regional & UK wide transport links.



Location

53 Eastgate St is located on the corner of Eastgate St and Clarence St, and forms part of the lively Kings Walk estate. This location boasts a prominent city centre position which provides a complimentary mix of retail, offices and restaurant premises nearby. Local occupiers include Primark, Costa, Tesco, Subway, WHSmith Iceland and River Island.

The location has great transport links with Gloucester bus station and Gloucester train station a 4-minute walk, providing quick links to major cities with likes of London (1 hr 50), Birmingham (58 mins) and Cardiff (59 mins). The location also provides easy motor links with Junction 11 of the M5 motorway in close proximity.

Description

The property comprises of up x,xxx square feet of newly refurbished retail space, available on flexible leases with all-inclusive rent terms.

Planning Consent

The property was previously used for Offices within class B of the Use Classes Order.

Schedule of Accomodation

Level	GIA	NIA
Ground Floor	7,893 sq ft	5,948 sq ft
First Floor	8,848 sq ft	6,499 sq ft
Second Floor	8,327 sq ft	5,333 sq ft
Total	25,067 sq ft	17,781 sq ft

Legal Costs

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

Further Information

If you require any further information, please do not hesitate to contact Bruton Knowles on the contact details provided.

EPC

To be confirmed.

Office suites to include:

- Radiator heating.
- Small power installed.
- Compartment trunking to perimeter walls.
- New concrete effect vinyl tile floor finish.
- New decorations.
- Refreshed common areas including new toilet facility.
- Openable windows.
- Video entry phone system.

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Summary

Newly refurbished prominent retail unit to let in Central Gloucester location. The newly created office shall benefit from a prime corner position at the entrance to Kings Walk, which has frontages to both Clarence Street and Eastgate Street. Nearby retail occupiers include WHSmith, Greggs, Costa and Superdrug.

Accommodation

The premises provide the following approximate net internal floor areas.

Ground Floor	5,948 sq ft
First Floor	6,499 sq ft
Second Floor	5,333 sq ft
Total (NIA)	17,781 sq ft

Business Rates

Rateable Value	On Application
UBR	On Application
Rates Payable (Per annum)	On Application

Tenure

The property is available on a new effective full repairing and insuring lease on terms to be agreed.

Legal Costs

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

Service charge

Available on application

Parking

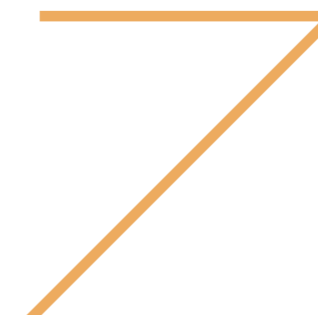
Spaces available at the nearby multi-storey car park.



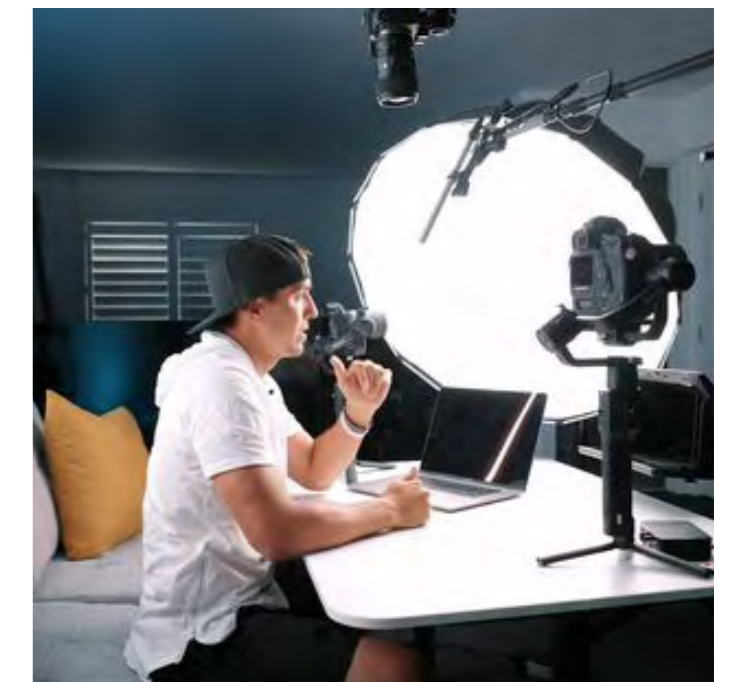
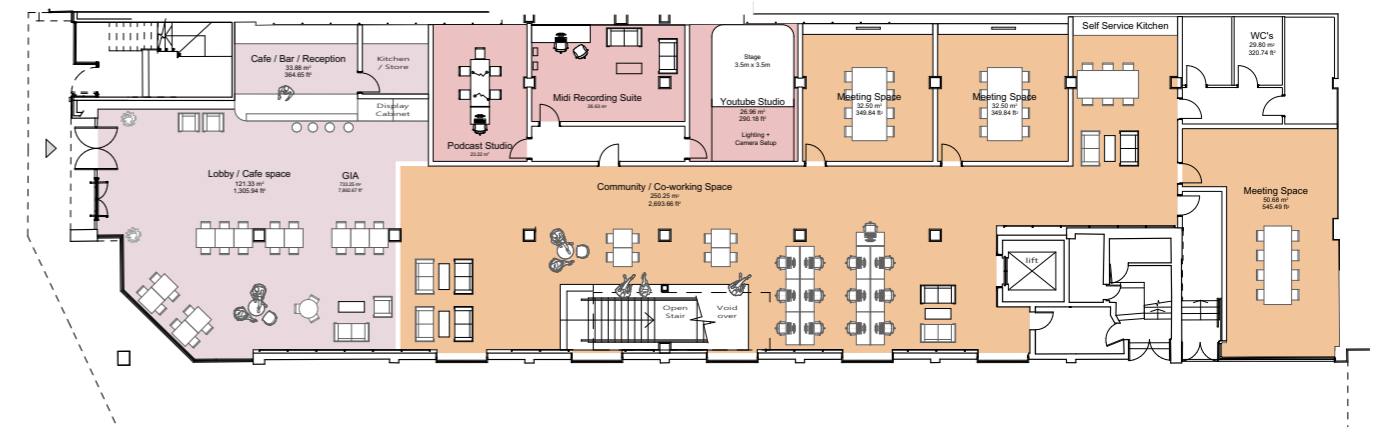
Proposed Office

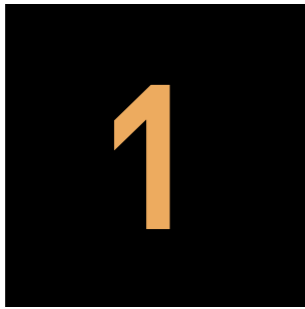
Ground Floor

Reception / Cafe, Co-working, Production / Recording & Meeting



Reception / Cafe	1,570 sq ft
Production / Recording	339 sq ft
Co-working	2,693 sq ft
Meeting	1,245 sq ft
Total (NIA)	5,948 sq ft





Proposed Office

First Floor
Private Office & Co-working

Co-working	2,671 sq ft
Private Office	3,827 sq ft
Total (NIA)	6,499 sq ft



Proposed Office

Second Floor
Private Offices

Private Office	5,333 sq ft
Total (NIA)	5,333 sq ft

