

# TO LET FIRST FLOOR OFFICES

## Kingsholm Business Centre

St Catherine Street, Gloucester, GL1 2BX  
First Floor Office Space up to 9,402 sq ft

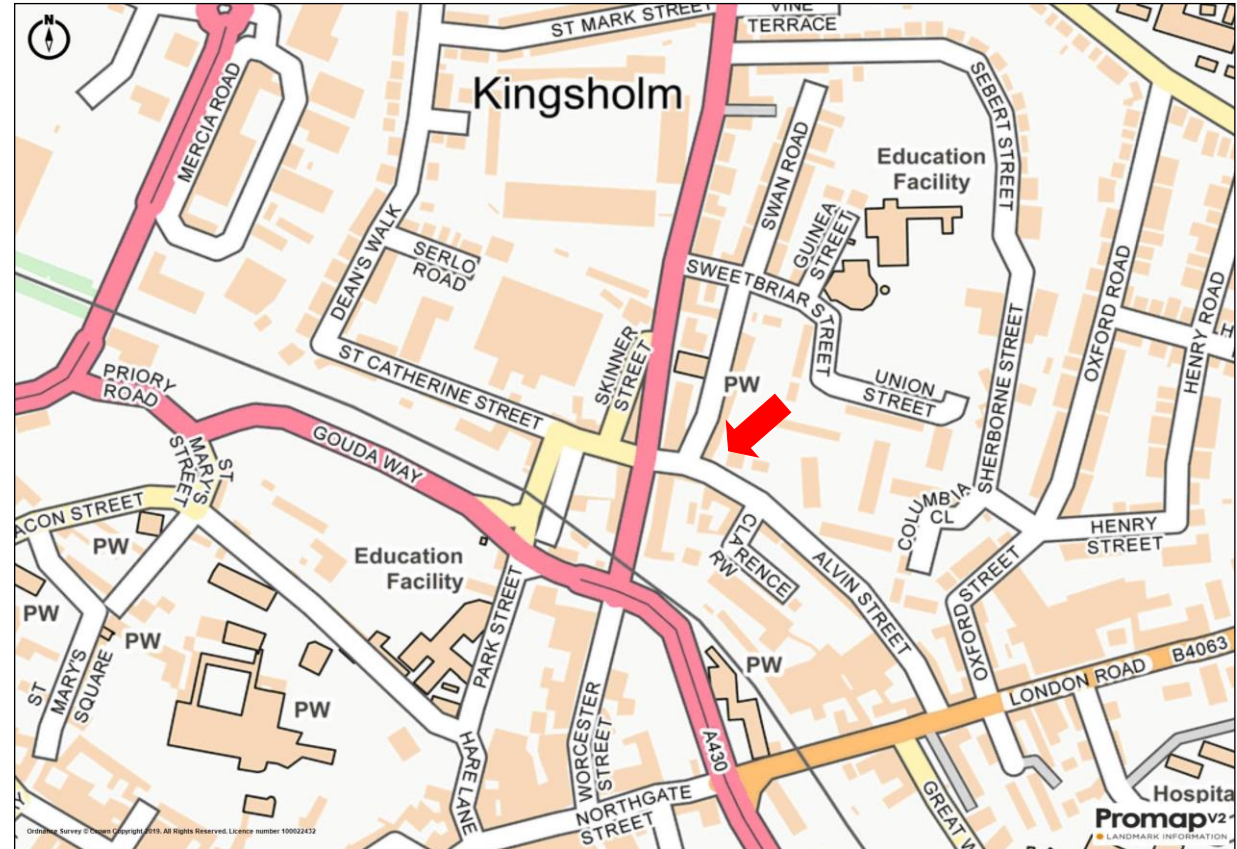
- Situated on a secure site with good accessibility to the City Centre
- Available on a new lease



# Location

Kingsholm Business Park is situated adjacent to Gloucester Rugby's Kingsholm Stadium approximately 0.25 of a mile north of the City centre and is accessed via St Oswald's Road (A417) and Priory Road/Gouda Way or Bruton Way (A430). The site has two accesses from St Catherine Street and Skinner Street. The site lies approximately one mile from the Gloucester Ring Road.

Gloucester is well connected to the motorway network, being served by three junctions of the M5, Junction 11 provides access via the A40 (3 miles), Junction 12 to the south (5 miles) and Junction 11a (3 miles) connects to the Brockworth Bypass, Cirencester/Swindon and the M4 motorway at Junction 15 (34 miles).



# Accommodation | Planning | Rates | EPC | Terms

## Description

The available space comprises the accommodation adjacent to the new Gloucester Rugby Club training and conference facility, which forms part of the same building.

The office accommodation is separately accessed, arranged over the first floor and is available in various suite sizes up to 9,402 sq ft.

The space provides a mix of open plan and partitioned areas.

Extensive car parking is provided on site.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Business Rates

The property requires a separate assessment.

Interested parties should make their own enquiries to Gloucester City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Lease

The accommodation is offered by way of flexible lease arrangements on terms to be agreed, outside the security of tenure provisions of the Landlord & Tenant Act 1954.

## Rent

To be based on £10.00 per sq ft exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs

## References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Area	Sq ft	Sq m
Ground Floor Suite 1 <b>LET</b>	2,156	200.29
Ground Floor Suite 2 <b>LET</b>	2,678	248.79
Ground Floor Suite 3 <b>LET</b>	3,804	353.39
First floor <b>AVAILABLE</b>	9,402	873.44
<b>TOTAL</b>	<b>9,402</b>	<b>873.44</b>

# Viewing Arrangements



For further information or to arrange an inspection, please contact the joint agents:



## Alder King Property Consultants

Brunswick House  
Gloucester Business Park  
Gloucester GL3 4AA

[www.alderking.com](http://www.alderking.com)

**AK Ref:** AR/LG/N87829  
**Date:** November 2022  
**Subject to Contract**

**Adrian Rowley**  
01452 627133  
07771 874 175

[arowley@alderking.com](mailto:arowley@alderking.com)

**Giles Nash**  
01452 623290  
07503 017 301

[gnash@alderking.com](mailto:gnash@alderking.com)

## Ash Chartered Surveyors

3 Pullman Court  
Great Western Road  
Gloucester GL1 3ND

[www.ashproperty.co.uk](http://www.ashproperty.co.uk)

**Simon McKeag**  
01452 300433  
07737 691 453

[gnash@alderking.com](mailto:gnash@alderking.com)

## Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.  
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.  
A list of all Members is available at the Registered Office.

### 1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.