



TO LET
up to 9,265 sq ft
(860.75 sq m)

- Fully specified open plan offices
- Cycle parking and shower facilities
- Superb central location

**RAILWAY
HOUSE**

Railway House offers the most modern and flexible office accommodation in the city

This extensive open plan building is less than five minutes walk from the city centre and in close proximity to the city's rail and bus stations, and public car parks.

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

The first floor, is an exceptional space with air conditioning, raised floors and excellent natural light.

There are three areas available totalling 9,265 sq ft (860.75 sq m), which can be divided or combined.

Railway House also benefits from first class meeting rooms, with LCD presentation screens and teleconferencing facilities, which are available to hire.



The building benefits from:

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



1 RAILWAY HOUSE

Create your space

ACCOMMODATION

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

The meeting rooms are furnished and fully equipped.

TERMS

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

ENERGY PERFORMANCE RATING

Railway House has an assessment of B49.

RATES

Rateable value to be assessed.

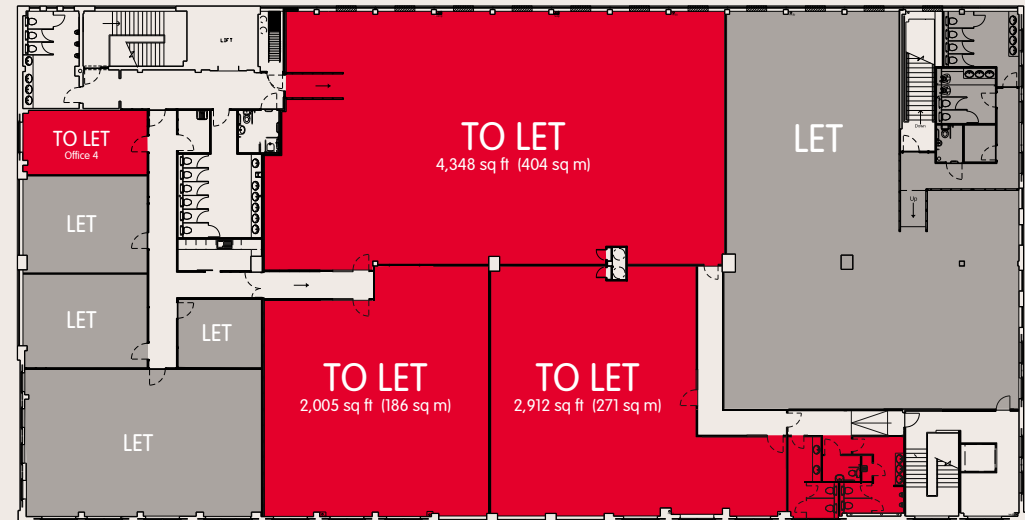
LEGAL COSTS

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

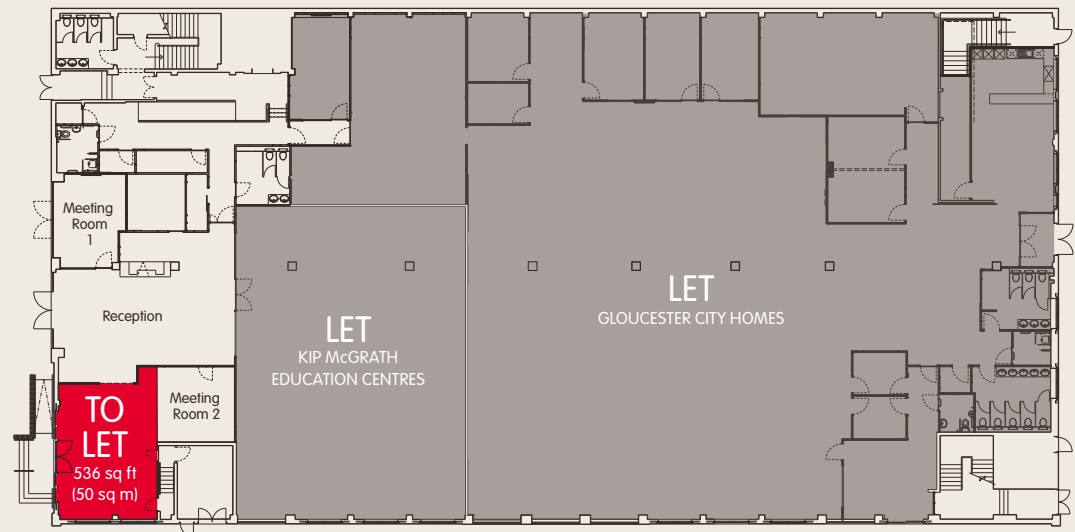
VALUE ADDED TAX

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

FIRST FLOOR



GROUND FLOOR



Connections



SAT NAV: GL1 1DG



① Railway House ② The Carriage Building (Roberts Limbrick Architects) ③ Gloucester Station ④ Bus Station ⑤ Cathedral
⑥ Westgate Quarter ⑦ King's Square ⑧ Eastgate Centre ⑨ Gloucester Docks ⑩ Twyver House (Land Registry)

P₁ Eastgate Centre P₂ King's Walk P₃ GL1 Leisure Centre P₄ Railway Station P₅ Bruton Way P+R Park & Ride

IMPORTANT NOTICE: The agents give notice that; a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error, omission or misdescription shall not annul a sale or lease or be grounds on which compensation may be claimed neither do they constitute part of a contract. All measures are approximate. b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Nothing in this information shall be deemed a statement that a property is in good condition or otherwise nor that any services or facilities are in good working order. c) all transactions are subject to contract. d) all text, photographs and plans are for guidance only and must not be relied upon as statements of fact. May 2018



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