

EASTGATE HOUSE

GLOUCESTER, GL11PX



TO LET

OFFICE SUITES FROM 200 - 2,500 sq ft

LOXTON DEVELOPMENTS

A BUILDING YOUR STAFF AND VISITORS WILL LOVE



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- LANDMARK BUILDING
- MODERN OFFICE SPACE
- FLEXIBLE TERMS
- ONSITE PARKING
- SUPER FAST BROADBAND
- READY TO GO
- MANNED RECEPTION
- ONSITE CAFE

If you are looking for modern city centre space with parking, which is close to public transport and accessible for the disabled take a look at Eastgate House, a five storey, 36,000 sq ft office building in Eastgate Street only a minute's walk from the centre, next to the GL1 Leisure Centre with a variety of suites available from 200 sq ft.

You will be in good company with longstanding quality tenants such as The NHS, Pearson and Whitecross Dental.

Eastgate House is ideal for organisations serving the public with a staffed reception, lifts, modern toilet facilities and a vibrant cafe.

We look forward to welcoming you to the Eastgate House community.

Mark

Mark Roberts, Managing Director

LOXTON DEVELOPMENTS: OFFICE BUILDINGS WITH A PERSONAL TOUCH

BRISTOL • COLESHILL • COVENTRY • DERBY • GLOUCESTER • REDDITCH • SWINDON • TAUNTON • WOLVERHAMPTON



FLEXIBLE SPACE

We have suites from 200 sq ft up to 2200 sq ft and everything in between so let us know what you need!

FLEXIBLE LEASE TERMS

We can offer a lease which suites your requirements in terms of length and flexibility including 'all-in' deals.



FULLY SERVICED SPACE

We can provide fully serviced space complete with furniture, data cabling, broadband and phones for a weekly charge from £95 + VAT per week - ready to go.

CHARITIES

If you are a charity we can potentially exempt you from VAT.

WELL MANAGED BUILDING



SMART & MANNED RECEPTION

- Prominent, well managed building
- Fully accessible for the disabled
- Security/reception staff
- Fast broadband connectivity
- Internet Service Provider in the building
- CCTV throughout
- Secure, well lit car park
- 24/7 access to the building
- Air conditioning
- LED lighting
- Male and female toilets on every floor
- Fixed service charge

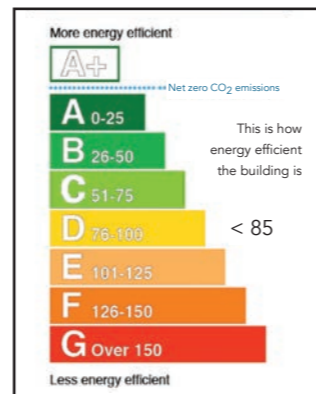
INCLUSIVE SERVICE CHARGE

Service charges are often a source of concern for tenants. We can provide a fixed service charge (subject to annual RPI increases) which includes:

- reception staff
- building repairs and maintenance
- electricity including for your suite (- depending on your suite)
- heating
- cleaning of common areas
- fire alarm, health & safety compliance etc

- in other words pretty much all the costs associated with the building other than business rates, telecoms, cleaning your own suite and insurance.

So you don't have any risk of being charged for some unexpected problem in the building! You know exactly what your costs will be and can plan ahead on that basis - particularly useful if you have to enter into fixed price contracts yourself.



ONSITE PRIVATE CAR PARK with allocated spaces

STYLISH ON SITE CAFE - A REAL HI-LIGHT!



We set up and operate the Hi-Light Cafe on the ground floor of Eastgate House – complete with sunny terrace – to the delight of our tenants! Serving breakfast, lunch, tea, hosting parties, greetings and meetings it's at the heart of what makes Eastgate House such a thriving and friendly business community.

REFURBISHED SUITES AVAILABLE NOW

SUITE GB - 2,188 sq ft

- a light and airy, very energy efficient suite on the ground floor, just off reception

LED lights

new blinds

new air conditioning including fresh air system



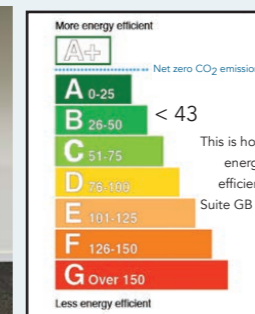
raised access floor

new carpets

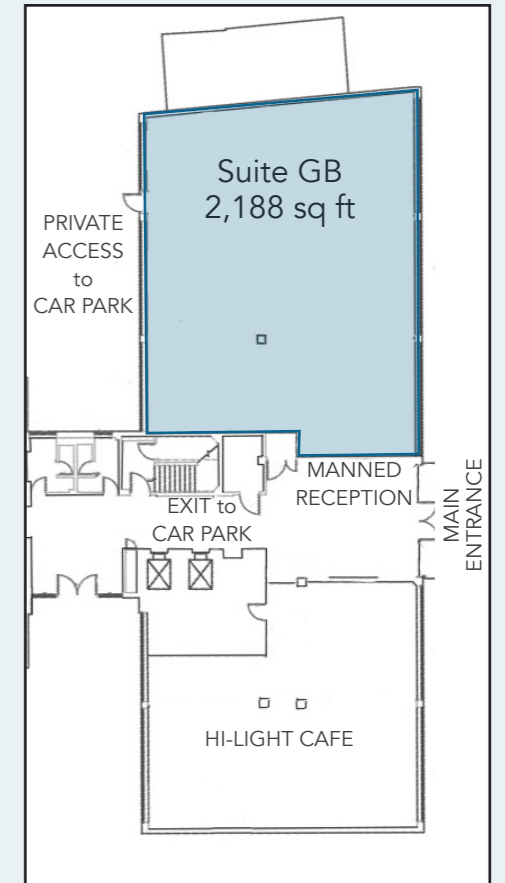
floor boxes



new tea point



EPC - B43



SUITES from 200 - 2,508 sq ft

- in addition to Suite GB, we have a number of refurbished suites available from 200 sq ft

IDEAL FOR ORGANISATIONS SERVING THE PUBLIC

Eastgate House is easy to find and get to - whether by public transport or car.

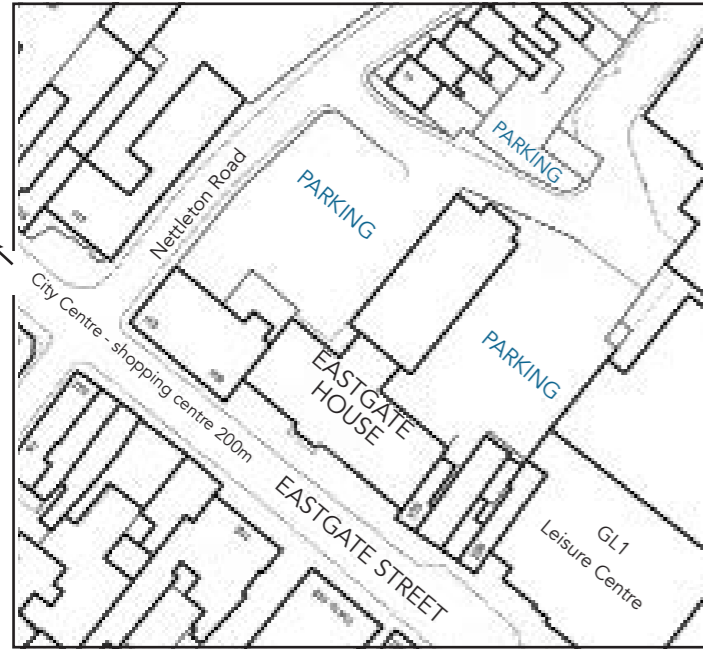
There is a large NCP car park behind the building as well as our own car park.

The building has a manned reception with friendly staff who are used to helping visitors - of which we have a large number.

There is a newly installed and comprehensive CCTV system covering the car parks and internally on every floor so we can track visitors arriving and moving through the building.

CITY CENTRE LOCATION

GL1 1PX



- excellent city centre location
- near all amenities
- next to GL1 Leisure Centre
- close to public transport

Attracting and retaining quality staff is the major challenge for most organisations. Being based at Eastgate House will help.

All amenities are nearby - shops, banks, bars and restaurants and the GL1 Leisure Centre is just next door - ideal for a lunchtime swim or work out!

It is a large and busy building with a lively and friendly atmosphere.

Public transport is excellent with buses passing outside the front door. Gloucester railway station and the new bus station are just a few hundred yards away.

We have a large secure car park with remotely operated barriers, CCTV and good lighting.



WALKING DISTANCE TO
GLOUCESTER RAILWAY & BUS STATIONS



GL1 LEISURE CENTRE
NEXT DOOR

OUR QUALITY TENANTS

YOU'LL BE IN GOOD COMPANY

"The location is great, the security and car parking is excellent and the owner of the property has always been very accommodating."
Graham Ellery, Pennine Vibropiling

"I have been based here for over six years and continue to be impressed with the value for money and with the friendliness and flexibility of Mark, the landlord. We have recently added to the space we rent from Loxton Developments and I hope to expand further at a later stage. When you are a small but growing business, you really can benefit from an environment such as that available in Eastgate House, and flexibility from the landlord is crucial in this regard."
Peter Cartwright, Loop Scorpio

"Finally, I would like to thank you for all your support and being such a great landlord. I wish you the very best into the future. Very much appreciated."
Simon Dickinson, Group CEO Optima Health

"I would like to take this opportunity to thank you. I have found Eastgate House to be brilliantly run. It is clean, efficient, professional and so very welcoming.
Kind regards and thank you."
Ugo Paolini, Greystone Shipping Ltd.



- ABL HEALTH
healthcare services
- CARBREY GROUP
care homes
- CLEANSING SERVICE GROUP
cleansing
- COLSTON MEDIA
advertising agency
- INSPIRED CARE
healthcare provider
- LOOP SCORPIO
internet service provider
- NHS - LET'S TALK
mental health services
- PEARSON PROFESSIONAL CENTRE
skills testing
- RELATING DOTS
counselling
- RENEW COUNSELLING
counselling services
- STARLINE CARE
care services
- TALK WELL
teens support services
- THE HUMAN SUPPORT GROUP
care for the elderly
- VICTIM SUPPORT
support services for victims of crime
- VODAFONE
telecoms
- WHITECROSS DENTAL CENTRE
nhs and private dental centres



Eastgate House, 121-131 Eastgate Street, Gloucester GL1 1PX

LEASE The suites are available on new leases on terms to be agreed.

TERM Negotiable.

RENT Negotiable depending on lease term and tenant covenant strength.

FIXED SERVICE CHARGE OPTION The service charge is fixed (subject to annual RPI increases) so the tenant can budget accurately and has no risk associated with the building.

INSURANCE Tenants pay building insurance.

BUSINESS RATES Payable by the tenant.

FITTING OUT Depending on the lease we may be able to handle any partitioning or fitting out required, including installation of data cabling, broadband and furniture.

PLANNING Class E but would be suitable for other uses like medical.

LEGAL COSTS Each party to be responsible for their own.

VAT Payable on all figures quoted. Charities can potentially be exempted.

VIEWING By appointment with Loxton or the letting agents.

SUBJECT TO CONTRACT

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LOXTON

DEVELOPMENTS



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NOTICE: The particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and any other details are given without responsibility. Intending tenants or purchasers should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee of Loxton Developments or Avison Young or any other joint or other agent has any authority to make or give any representation or warranty in relation to the property.