

FOR SALE OR TO LET

2 St Michaels Court

Brunswick Road, Gloucester, GL1 1JB
3,111 sq ft (289 sq m)



- Self-contained Offices
- Fully Refurbished
- Excellent location close to City Centre
- Available For Sale with Vacant Possession
- Or To Let on a New Lease

Location | Accommodation

Location

The property is located in Brunswick Road just south east of Gloucester City centre.

The area is the traditional office location of the City and is in close proximity to Gloucester's main retail pitch, Eastgate Street. The Greyfriars development, providing new build residential and commercial space, is located opposite.

The City's train and bus stations are also both within short walking distance.

Description

The property comprises an attractive mid-terraced building of traditional construction with brick elevations beneath a pitched tiled roof incorporating sliding sash windows.

The main entrance door is from the Brunswick Road frontage and a rear entrance links through to the rear courtyard car park, which has vehicular access off St Michaels Square. The property has five allocated car parking spaces.

Services

We are advised that 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 their state, condition and suitability.

| Area | Sq ft | Sq m |
|--------------|--------------|------------|
| Ground Floor | 893 | 83 |
| First Floor | 1,098 | 102 |
| Second Floor | 1,120 | 104 |
| TOTAL | 3,111 | 289 |







Planning | Rates | EPC | Terms

Business Rates

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.

Energy Performance Certificate

The EPC Rating is C-60 and the full certificate can be provided on request.

Code for Leasing

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

Terms

The property is available for sale with vacant possession upon completion, or to let on a new lease on terms to be agreed.

Price

£450,000 plus VAT.

Rent

£40,450 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

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 price/rent. We recommend that the prospective purchasers/tenants establish the VAT implications before entering into any agreement.

AML

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

Viewing Arrangements

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



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AK Ref: AJGR/N98246
Date: March 2025
Subject to Contract



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1. Money Laundering Regulations 2017

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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.