

# N<sup>o</sup>. 60

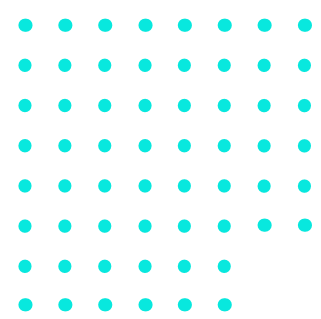
## Kings Square



TO LET

**Newly Refurbished Offices in the Heart of Gloucester.**

N<sup>o</sup>. 60  
Kings Square



**Situated at the heart of the City of Gloucester with views over the newly refurbished Kings Square.**

**The offices offer a prime location, just four minutes walk from the train station and new transport hub.**



Newly refurbished modern office space. **5,292** sq ft of Flexible space available. Prime Location with views of Kings Square. Excellent transport links.

**LOCATION**

60 Kings Square is located on the Second floor overlooking the newly refurbished Kings Square 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 5,292 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.

**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**

Available on request.

**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.



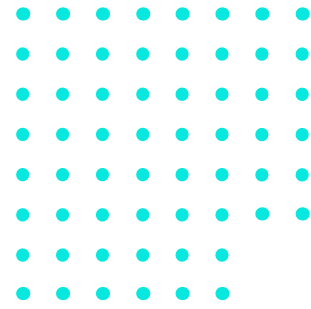


# Nº. 60

## Kings Square







# Proposed Office Layouts

## SUMMARY

Newly refurbished prominent office to let in Central Gloucester location. The newly created unit shall benefit from a prime position on the Second floor overlooking the newly refurbished Kings Square.

## BUSINESS RATES

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

Interested parties are advised to make their own enquiries to the Local Authority.

## 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.

## VIEWING BY APPOINTMENT ONLY



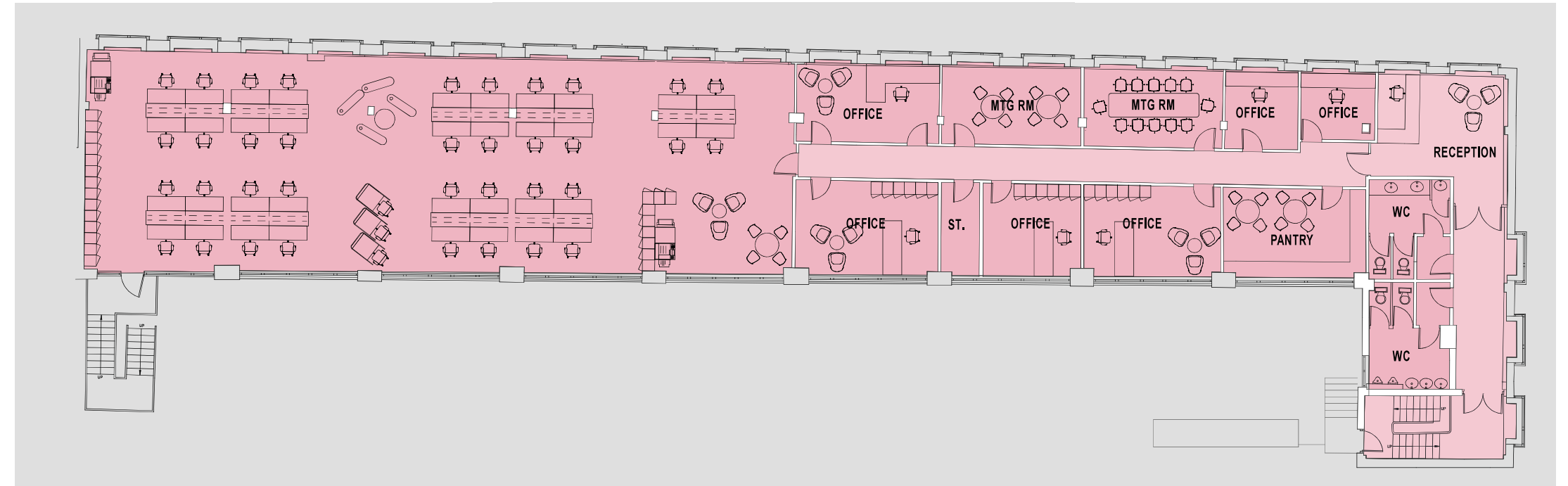
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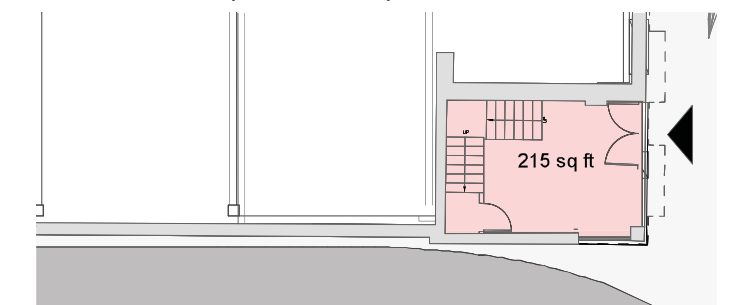
## SECOND FLOOR

Private Office - 5,077 sq ft



## GROUND FLOOR

Entrance / Reception - 215 sq ft



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