



**BizSpace Gloucester – Corinium House**  
**Particulars March 2021**

Offices from £68 per person per month  
including free parking





flexible office

**Biz  
Space**

**Corinium House**

**Biz  
Space**

## **Corinium House Gloucester**

**Offices from £68 per person  
per month, including parking.**

# Availability... as at March 1 2021

Offices located next to each other can be reconfigured with archways or interconnecting doors should clients wish to develop their own 'custom' space

	SQ/M	SQ/FT	Occupants	£month	Comments		SQ/M	SQ/FT	Occupants	£month	Comments	
GROUND	2	17.1	184	4 max	615	Offices 2 to 8 benefit from proximity to meeting rooms and Access For All (DDA) toilets and showers	40	34.0	366	9 max	1220	Immediate access to breakout
	3	33.1	356	9 max	1187		41	16.4	177	4 max	590	
	4	16.6	179	4 max	596		42	16.5	177	4 max	591	
	5	16.5	178	4 max	593		43	16.5	177	4 max	590	
	6	17.1	184	4 max	612		44	16.5	177	4 max	590	
	8	16.6	178	4 max	594		45	16.4	177	4 max	590	
	14	112.4	1209	30 max	4031	46	16.4	177	4 max	589	Superior views	
FIRST	15	34.8	375	9 max	1249	52	23.7	255	6 max	851		
	16	16.0	172	4 max	575	56	43.0	463	11 max	1542		
	17	16.5	178	4 max	593	58	35.5	382	9 max	1274		
	18	16.4	177	4 max	590	63	21.2	228	5 max	759		
	20	17.2	185	4 max	617	THIRD	64	21.1	227	5 max	756	
	21	15.9	171	4 max	572		65	28.4	306	7 max	1020	
	22	16.5	177	4 max	592		66	43.1	464	11 max	1548	
	23	16.5	177	4 max	591		68	25.2	272	6 max	906	
	24	17.3	186	4 max	620		69	25.2	272	6 max	906	
	28	11.5	124	3 max	414	SUITE	366.5	3945	98 max	6575	Aircon, views, own kitchen/toilets	
	CAN	32	43.0	463	11 max		1542	27.9	300	7 max		1000
	BE	33	113.3	1220	30 max		4066	OUTSIDE				
COMBINED	34	35.5	382	9 max	1275							

**The maximum occupancy is set out by The Workplace Health, Safety and Welfare Regulations 1992 not BizSpace**  
**PRICES INCLUDE PARKING, WHICH IN THE CITY COSTS AROUND £216 PER CAR PER MONTH**

## Included in the price

- ✓ Extensive free parking; ring-road location; fast access to the motorway and all points North, East, South and West
- ✓ No legal, sign-up or exit fees; no service fees; no window or grounds cleaning, building maintenance or insurance
- ✓ Free superfast internet; ethernet to each office; the option to run your own VoIP system; free www and wifi
- ✓ Comfortably furnished lobby; kitchens, toilets and breakouts on every floor; large conference, meeting and training rooms available; COVID Cleaned on a daily basis
- ✓ Fully decorated and carpeted offices; all with windows and free gas central heating; High Security Paxton locks
- ✓ Lift and full disabled facilities; open 24-hours a day, 365 days a year; CCTV and dusk-to-dawn outside lighting







**Includes free parking**



**Includes free parking**

## From the small...

- 125 square foot offices located close to kitchens and the breakout areas
- Lots of light through large windows, overlooking trees or vacant space
- Ideal offices up to three people; freshly decorated, newly carpeted
- Ample data and power, fantastic free internet speeds and secure wifi
- Note: 175 square foot offices are also available; for up to four people (or additional comfort / meeting space for two); only £150 a month extra

**Offices available  
from 125 square  
feet to 3945 square  
feet, and all sizes  
in between**

**Rental rate  
£414 per month + VAT**



**Includes free parking**

## ... to the large

- 1200 to 2065 sqft suites / wings near meeting rooms, breakouts and kitchens
- Large dual aspect windows with blinds and views to greens or vacant space
- Meeting rooms can be partitioned-in; power-saving LED eco-lighting modes
- Ideal for larger teams; dedicated comms cabinet; more data and power points

**Offices available  
from 125 square  
feet to 3945 square  
feet, and all sizes  
in between**

**Rental rate  
£4031 per month + VAT**

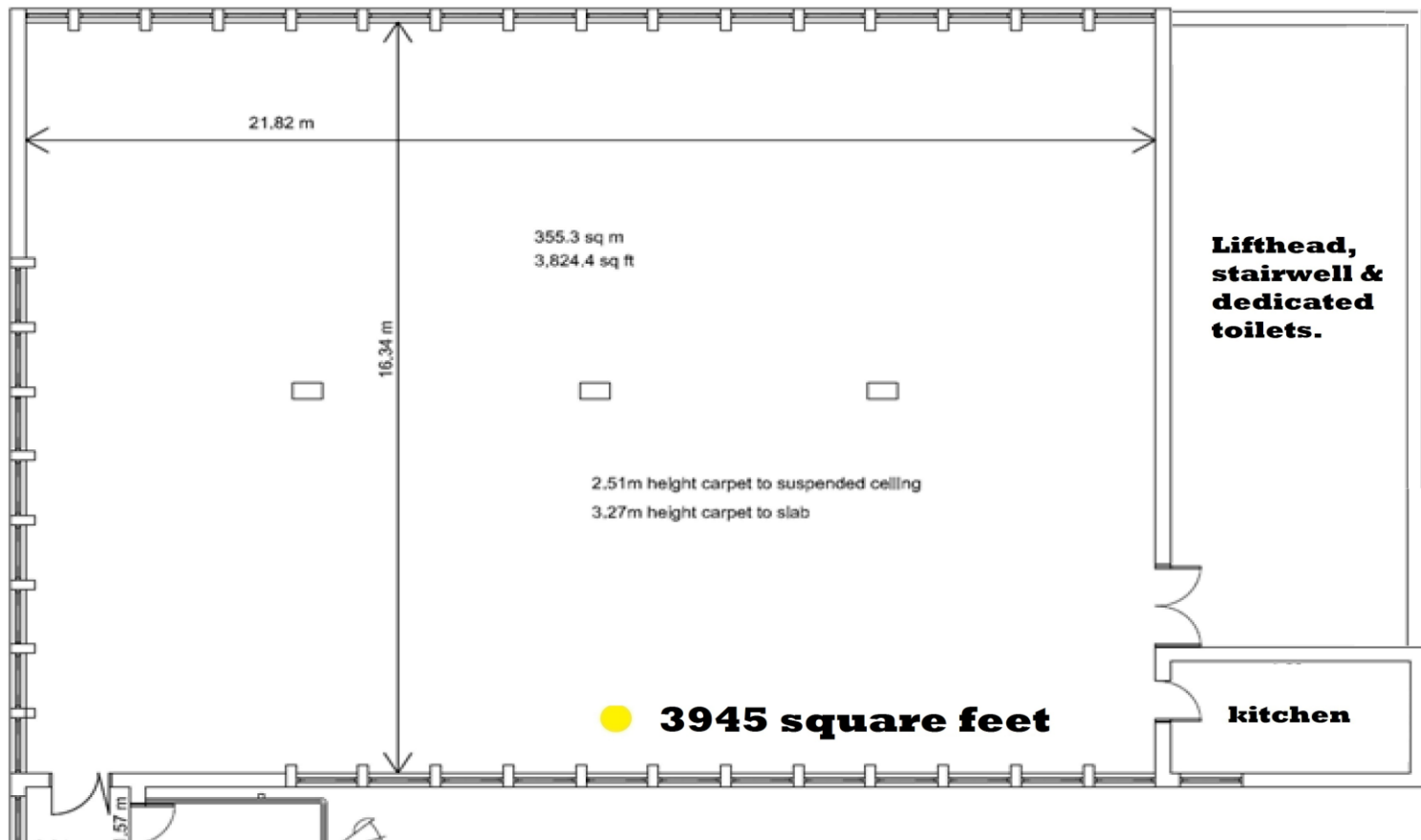


## ... to the **VERY** large

- 3945 square feet, single floor, dedicated kitchen and toilet facilities
- Triple aspect with views, aircon, lift, disabled facilities and free car parking
- Ideal for larger teams; dedicated comms cabinet; ample data / power points
- Newly fitted kitchen, carpeted and decorated, plus IT upgrade, February 2021
- Available for flexible (3 months+, no ties) Licensing, or longer-term BizLease

**Offices available  
from 125 square  
feet to 3945 square  
feet, and all sizes  
in between**

**Rental rate  
From £6575 per month + VAT**



- 3945 square feet, single floor, dedicated kitchen and toilet facilities
- Triple aspect with views, aircon, lift, disabled facilities and free car parking
- Ideal for larger teams; dedicated comms cabinet; ample data / power points
- Newly fitted kitchen, carpeted and decorated, plus IT upgrade, February 2021
- Available for flexible (3 months+, no ties) Licensing, or longer-term BizLease

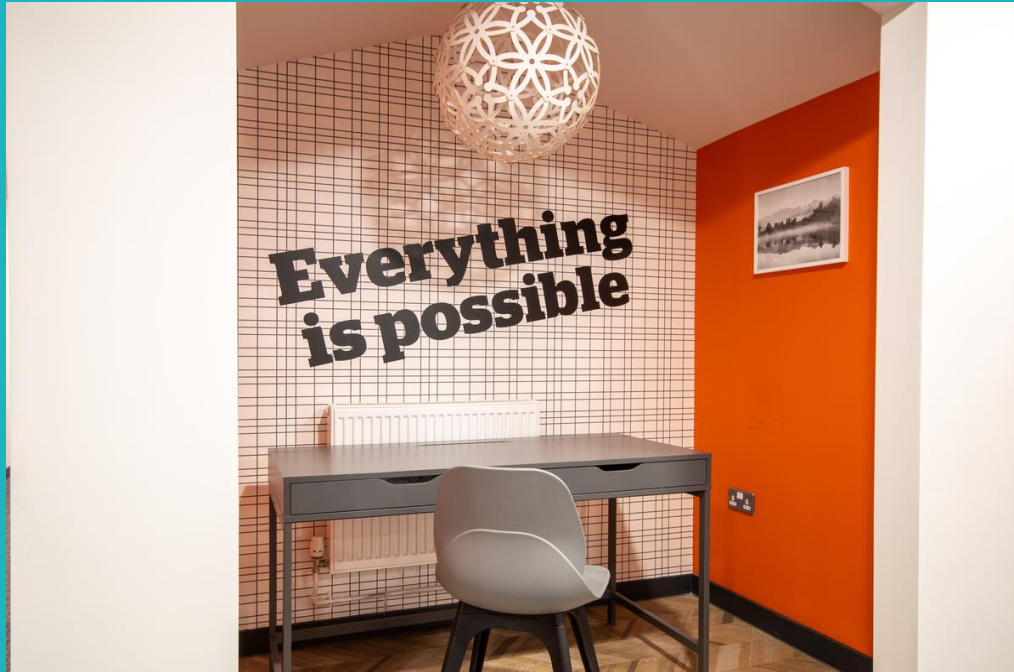
**Rental rate**  
**From £6575 per month + VAT**



# A quick look round... some of the communal areas (i)



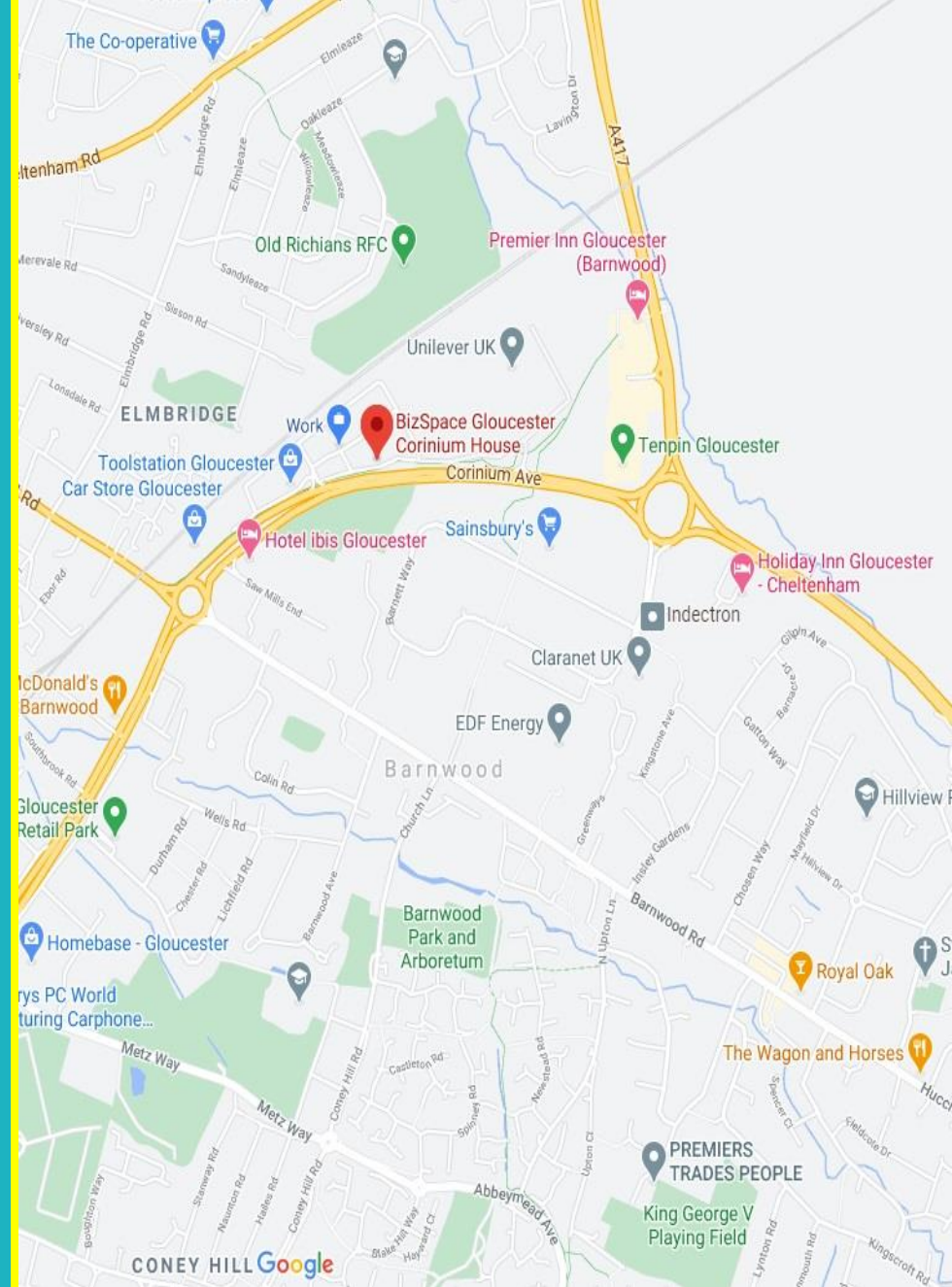
# A quick look round... some of the communal areas (ii)





# Local information

- 1.5 miles from Gloucester railway station; 1 mile from M5 motorway 11 and 11A; 5 minutes from the GL1 postcode (central Gloucester);
- 11 minutes from the Benhall A40 junction for Cheltenham
- 16 minutes from the Ashchurch M5 junction for Tewkesbury
- 17 minutes from the Nupend M5 junction for Stroud
- 24 minutes from the Stratton A417 junction for Cirencester
- Bus from Cheltenham and Gloucester stops every 10 minutes 100 yards away
- IBIS, Premier Inn and Holiday Inn hotels with bars and restaurants a 5 minute stroll away
- At Tenpin, again 5 minutes walk away, there is a gym with pools, bowling and sports facilities, plus the Wheatstone Inn bar and pub restaurant
- Sainsbury's supermarket and a Marks & Spencer minimart also within 5 minutes walk
- The nearest petrol station is 2 minutes drive away, and the Post Office is 4 minutes away



# BizSpace licence agreements



BizSpace operates on a flexible rolling licence



Customers sign a simple and clear licence agreement



The customer payment method is direct debit



There is a standard 2-month deposit on Offices



Our notice period is 3 months\*



No annual renewals required



No legal, sign-up or exit fees\*\*

\* Standard notice periods are to month-end and 3 full months' notice is required, or shorter notice can be taken for a fee

\*\* Any end of term unit dilapidations will be taken from held deposit



**Centre Manager**  
**Philip Swinford** ACIM

**Telephone**

07384 214 796

**Email**

[philip.swinford@bizspace.co.uk](mailto:philip.swinford@bizspace.co.uk)

**Website**

[www.bizspace.co.uk/spaces/barnwood-point-gloucester](http://www.bizspace.co.uk/spaces/barnwood-point-gloucester)

**Facebook**

[www.facebook.com/BizSpaceBarnwood](http://www.facebook.com/BizSpaceBarnwood)

**Address**

**Corinium House, Corinium Avenue,  
Barnwood, Gloucester, GL4 3HX**