

Gloucester

Contemporary Dockside Office Space

ALEXANDRA

WAREHOUSE

- 2nd & 3rd floor offices
- Let as a whole or in part
- Character features

- From 138 sq ft – 4,678 sq ft
- New leases on flexible terms
- Serviced offices also available



ALEXANDRA
WAREHOUSE

The Docks, West Quay,
Gloucester, GL1 2LG

01452 301117



Located on West Quay in the heart of Gloucester's historic docks, Alexandra Warehouse is ideally positioned within the city's bustling commercial centre.

Flexible
space
in prime
location



Location and neighbourhood

The Docks offers outstanding local amenities. Gloucester Quays shopping and leisure destination is just 2 minutes walk offering an array of restaurants, bars, shops and leisure facilities.



Alexandra Warehouse is a 10 minute walk from the city centre, and less than a mile from Gloucester's rail and bus stations. Cycle routes are excellent.

There is easy access to the M5 and M50, along with fast train links to London Paddington, Bristol and Birmingham.



Gloucester Rail Station	1 miles
Cheltenham	10 miles
M5	5 miles
Bristol	34 miles
Birmingham	55 miles
London	105 miles

2nd and 3rd floor offices

The offices in Alexandra Warehouse present characterful, fully refurbished space within a multi-let Grade II listed building. They have a contemporary fit out whilst retaining many original features.

The building provides a useful mix of small offices, from 138 sq ft, to larger open plan office suites, along with private meeting rooms and kitchen facilities. There are shared WC facilities on the communal landings and all floors are accessible by passenger lift. Allocated car is available with one space per 750 sq ft and there is cycle storage outside Harbour House.



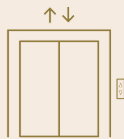
**PRIVATE MEETING
ROOMS**



KITCHEN FACILITIES



**CAR PARKING
PERMITS**



CUSTOMER LIFTS



CYCLE STORAGE



FLEXIBLE SPACE



A location with a heritage

Alexandra Warehouse was built in 1870 for corn merchants, JE & SH Fox. The Fox family occupied the building until c1900 when it was used by the Bristol Steam Navigation Co until 1925.

The three master schooner docked at West Quay is typical of the ships that carried goods to the docks from the 1870s up until the First World War.

The Kathleen & May (pictured) is the only remaining British built, three masted top sail schooner of the era. Built in 1900, she brought her last cargo to Gloucester in 1945.

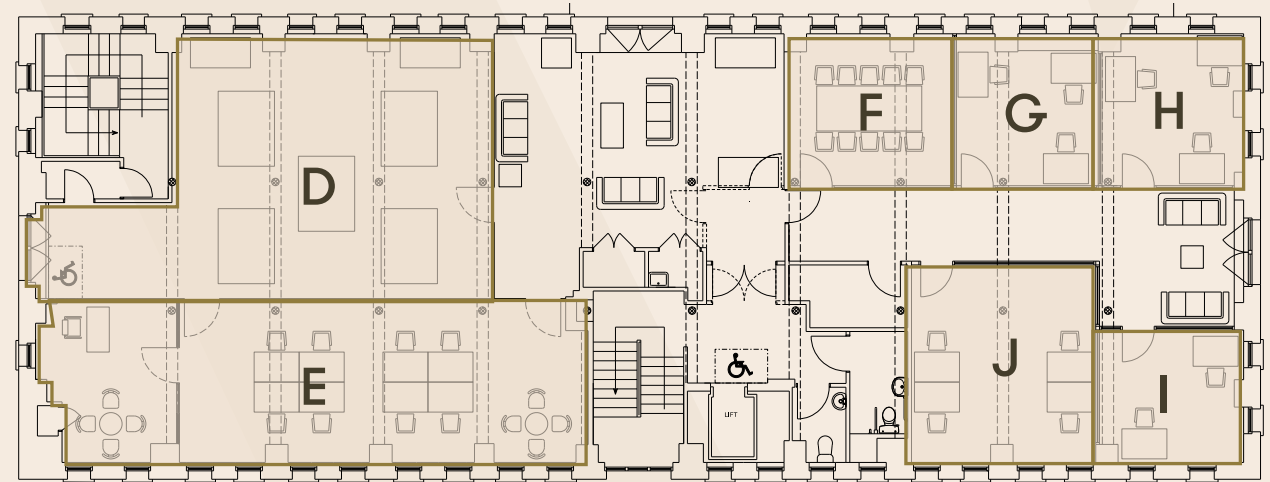


Accommodation

Office space over two floors is available either on traditional terms or as serviced offices (full details of serviced office accommodation are on the next page).

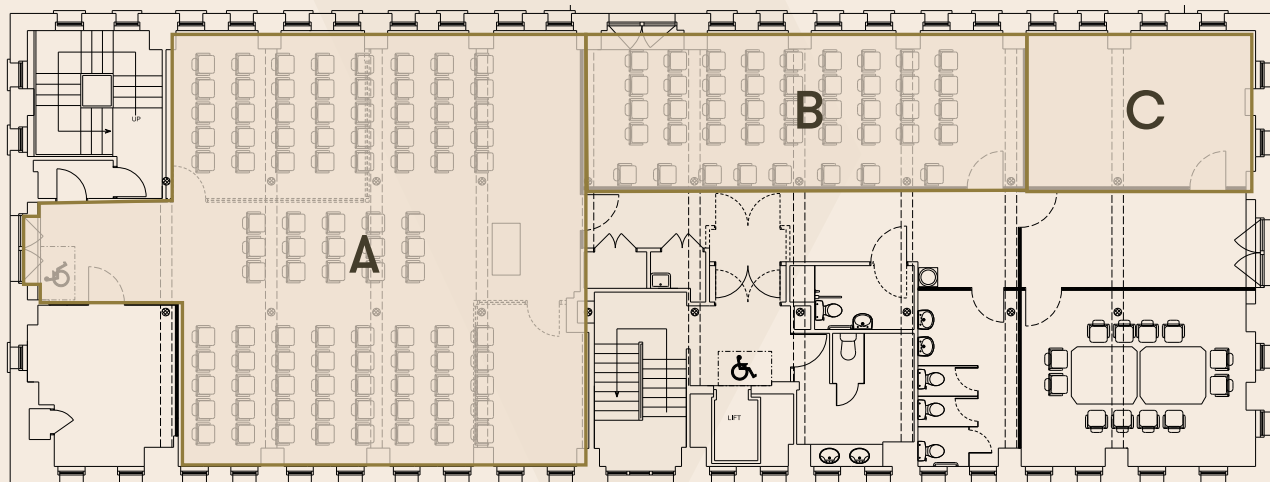
Third Floor NIA

Suite	sq m	sq ft
D	64.01	689
E	62.15	669
F	17.09	184
G	15.79	170
H	14.40	155
I	12.82	138
J	55.36	273
Total	211.63	2,278



Second Floor NIA

Suite	sq m	sq ft
A	148.7	1,581
B	50.54	544
C	25.55	275
Total	222.96	2,400



Total NIA

Floor	sq m	sq ft
Third	211.63	2,278
Second	222.96	2,400
Total	434.59	4,678

Move-in ready option at DOX

Pay an all inclusive monthly charge and move in immediately so you can focus on growing your business.

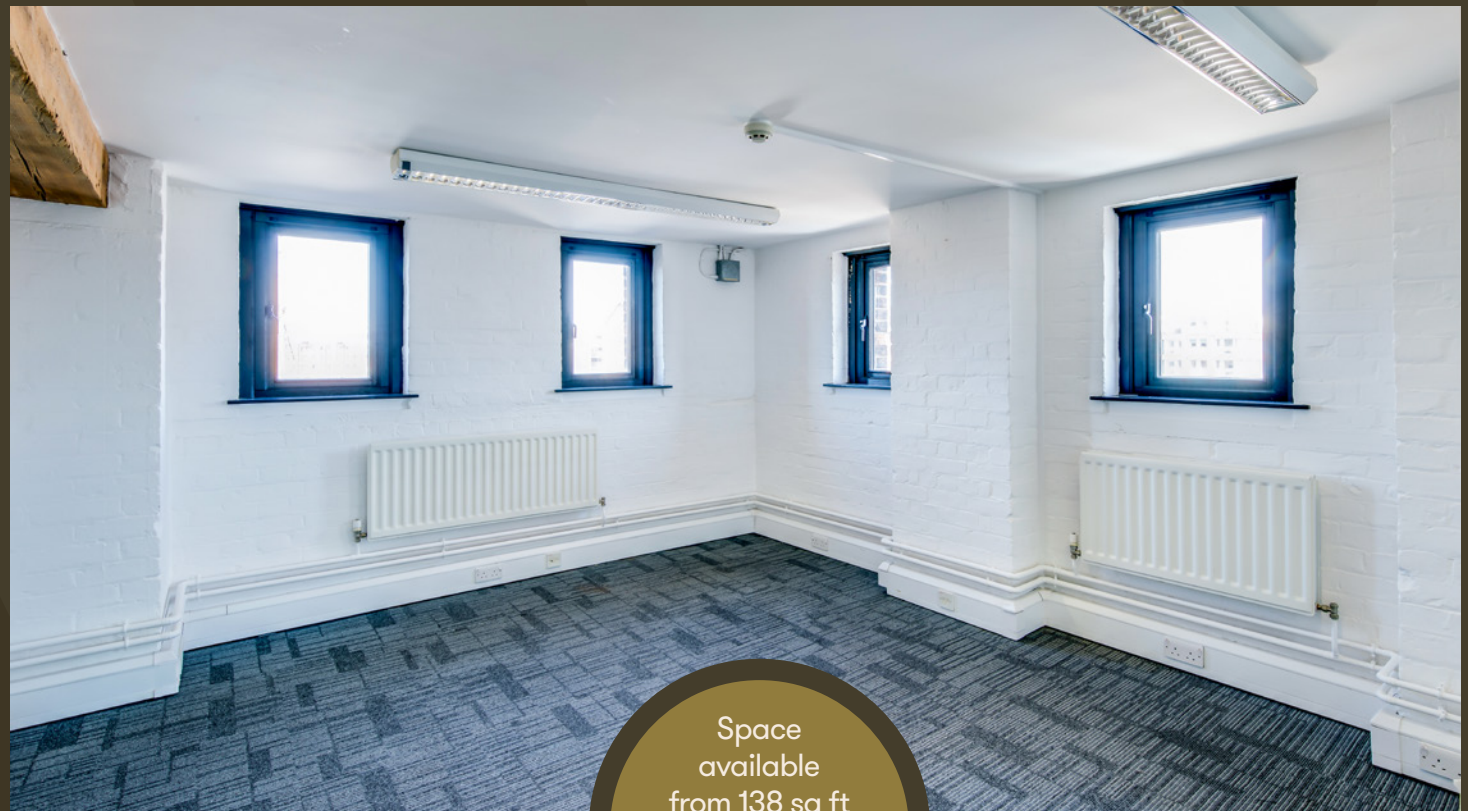
£22.50 per square foot + VAT includes your electricity, water, heating, cleaning, maintenance and business rates.

The serviced offices at Alexandra Warehouse are full of character, fully refurbished and combine many original features with a modern fit out.

Benefits of DOX at Alexander Warehouse

- a stunning quayside location
- private office space, furnished up to 275 sq ft (larger space unfurnished)
- shared kitchen facilities and breakout area on each floor
- answering service
- access to meeting rooms
- the peace of mind of flexible terms

Land lines and high speed internet can be provided, parking permits are available and there is cycle storage outside the adjacent, Harbour House.



Space
available
from 138 sq ft
£258
MONTH



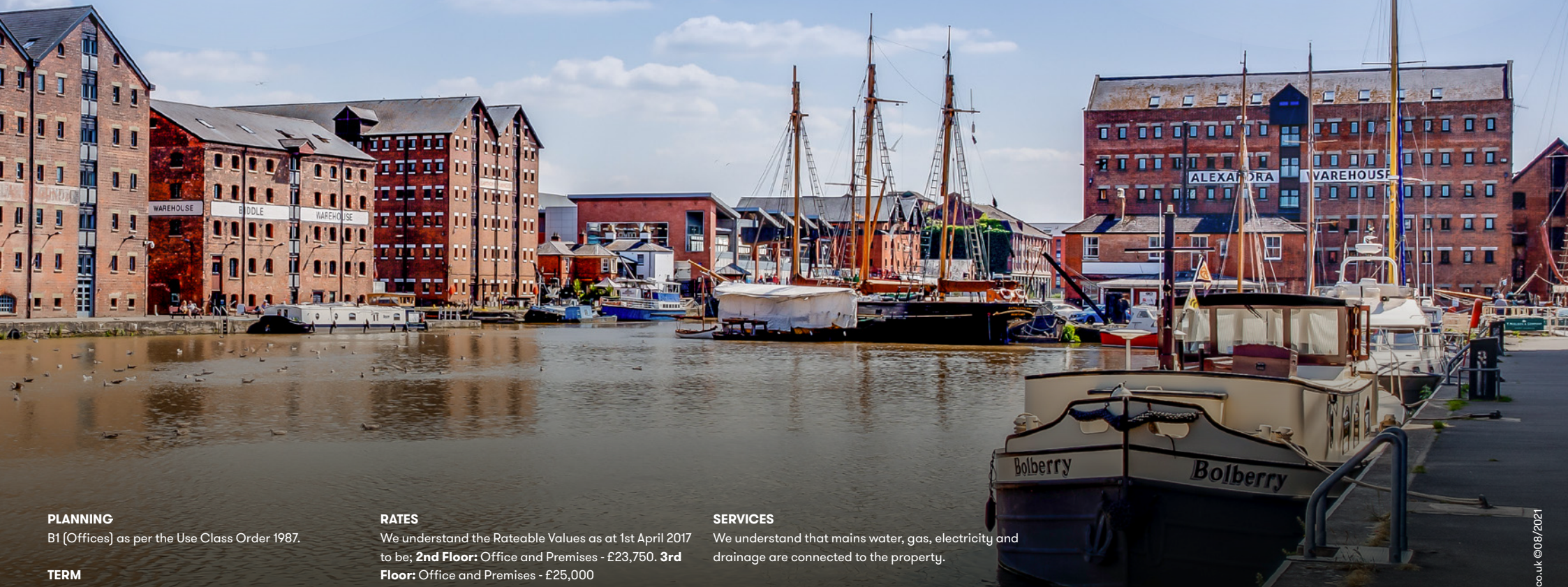


ALEXANDRA WAREHOUSE

BK Bruton Knowles est. 1862
01452 880000
www.brutonknowles.co.uk

Phoebe Harmer Property Assistant
07516 507939
Phoebe.harmer@brutonknowles.co.uk

Dorian Wragg Partner
07738 103935
Dorian.wragg@brutonknowles.co.uk



PLANNING

B1 (Offices) as per the Use Class Order 1987.

TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE

There is a service charge levied for the common areas that can be provided on application.

RATES

We understand the Rateable Values as at 1st April 2017 to be; **2nd Floor:** Office and Premises - £23,750. **3rd Floor:** Office and Premises - £25,000

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at www.gov.uk/correct-your-business-rates

EPC

C-56

SERVICES

We understand that mains water, gas, electricity and drainage are connected to the property.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

RENT

£11 per square foot. Serviced offices, £22.50 per square foot. See previous page for full details.

MISREPRESENTATIONS Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise. Photography 07/2021 plus archive images.