



## St Catherine Street

Gloucester, GL1 2BX

**City centre warehouse,  
workshop and ground floor  
offices with excellent  
parking ratio**

**61,626 sq ft**  
(5,725.24 sq m)

- Ground floor offices
- staff canteen
- WC facilities.
- server room
- kitchen area

# St Catherine Street, Gloucester, GL1 2BX

## Summary

<b>Available Size</b>	61,626 sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Description

The property comprises a purpose built, single storey detached factory of steel frame construction with brick and profile metal sheet clad elevations with pitched profile clad roof. The eaves height is approximately 5.6m. Ground floor office space within the adjoining two storey office building is available.

The offices are carpeted and heated by way of a gas fired central heating system and air conditioning. They are fitted to a good standard throughout and have a mixture of open plan and partitioned offices.

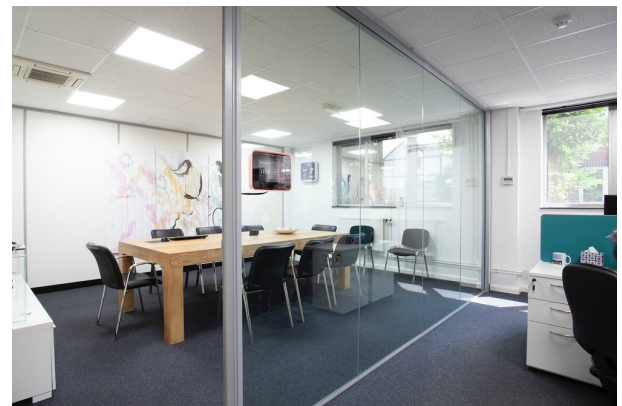
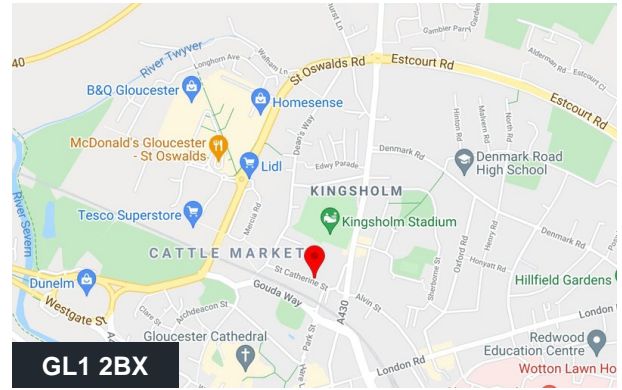
The main workshop is heated by way of overhead gas fired blow heaters. Access is provided by vehicular doors with 3 loading bays.

The accommodation includes a staff canteen, kitchen area, server room and WC facilities.

Externally there is parking to the front and rear of the property with good circulation areas.

The offices have an EPC rating of d-90. Certificate Ref No:

The warehouse has an EPC rating of e-107. Certificate Ref No:



## Viewing & Further Information



**Kurt Wyman**

darryl+6034-Kurt-Wyman@tld.co.uk