

OFFICE  
SPACE

TO LET

PROSPECT POINT,  
67-69 LONDON ROAD,  
GLOUCESTER



## ADDRESS AND SIZE

67-69 London Road, Gloucester, GL1 3EH

45,826 sq ft

## SUMMARY

Offering some of the finest office space in Gloucester, Prospect Point is an outstanding property choice for any company seeking to expand its operations.

## VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

## GET IN TOUCH

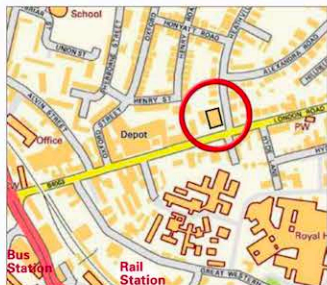
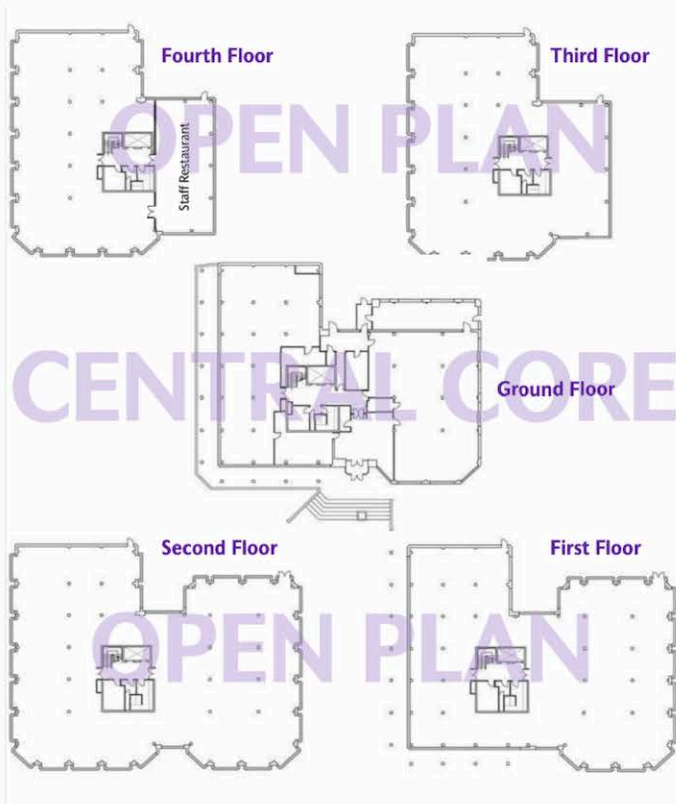
☎ 0121 228 0000

🌐 [pallmallestates.co.uk](http://pallmallestates.co.uk)



High value, low cost, flexible business  
space to let throughout the UK





## THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



0121 228 0000  
 pallmallestates.co.uk  
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## DESCRIPTION

Offering some of the finest office space in Gloucester, Prospect Point is an outstanding property choice for any company seeking to expand its operations. We have two units in the building, both of which are open plan: ideal if you want a blank canvas on which to design your own space. The five floor layout with central core also benefits from partitioned meeting rooms and individual offices. The building itself boasts a number of high quality facilities, including 2 passenger lifts, full air conditioning, gas central heating and in-house, uninterrupted power supply provided by a nearby diesel generator.

## LOCATION

Set on one of the city's major arterial roads, Prospect Point has easy access to the city centre, as well as to Gloucester's railway station and the M5. From there, it is easy to access almost any location in the UK.

## FEATURES

- Railway Station and bus station
- Full cooling system
- Uninterrupted power supply
- Fitted out staff dining facility
- Two 8 capacity passenger lifts
- Sustainable location
- Main arterial road
- Fitted out call centre
- CCTV security

## UNIT SIZES

	Sq ft	Sq m
Ground Floor	7,819	726
First Floor	8,064	749
Second Floor	9,667	898
Third Floor	6,437	597
Fourth Floor	6,437	597
Net Internal Area	38,424	3,569

## APPROXIMATE DRIVING DISTANCES

M5 Motorway Junction 11/11a	4 miles
Gloucestershire Airport	6 miles
Cheltenham	9 miles
Bristol	35 miles
Swindon	47 miles
Birmingham	54 miles
London	114 miles

## LEASE TERM

Flexible lease terms are available on application

## TERMS & CONDITIONS

Subject to contract. \*Misrepresentation Clause. Conditions valid which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation; and other details, are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. December 2014.