

**alderking**

PROPERTY CONSULTANTS

# TO LET GROUND FLOOR ACCOMODATION

## 65 London Road, Gloucester, GL1 3HF

- Approximately 1,045 sq ft (97.08 sq m)
- Suitable for office or retail use (subject to planning consent)
- Situated within approx. 0.5 of a mile of Gloucester City Centre and main transport hubs

# Location

## Location

Gloucester has a population of approximately 130,000 and is the county town of Gloucestershire. Gloucester is located approximately 35 miles north of Bristol and 55 miles south of Birmingham. Neighboring Cheltenham, which is approximately 10 miles east.

Accessibility is superb. With easy access from Gloucester to junction 11, 11A and 12 of the M5 motorway. Mainline rail connections are available from Gloucester Station to London Paddington.

The property is prominently located on London Road, one of the primary routes into the city centre. 65 London Road is located approximately half a mile from the city centre, railway station and bus station.

**M5 J11**



**5 miles**

**M5 J11A**

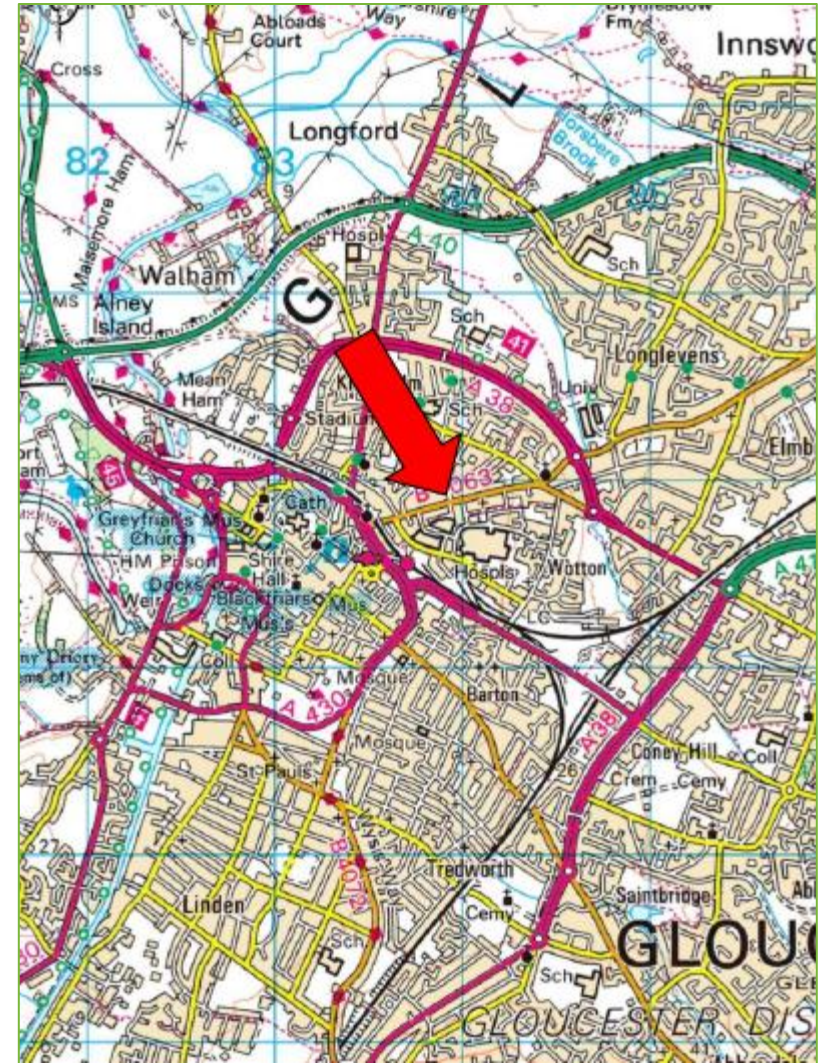


**4 miles**

**Gloucester  
City Centre**



**0.5 mile**



# Accommodation

## Description

65 London Road is a four storey purpose built office building fronting London Road, close to its junction with Heathville Road.

The available suite is located on the ground floor and is accessed from the main building entrance as well as having bespoke access from the front car park.

The ground floor suite has been refurbished to provide modern open-plan accommodation, finished with new carpets, lighting, perimeter trunking and a kitchenette.

There are three allocated parking spaces to the rear of the building, and visitors parking to the front.

The property is suitable for alternative uses, subject to the necessary planning consent.

Area	Sq ft	Sq m
Ground Floor Suite	1,045	97.08





# Rates | EPC | Terms

## Services

We are advised that electricity, water and drainage services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Business Rates

The Valuation Office Agency website states that from April 2026 the ground floor has a rateable value of £13,000.

Interested parties should make their own enquiries to Gloucestershire City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Terms

The office suite is available on a new lease on terms to be agreed.

## Rent

To be based on £15.00 per sq ft per annum exclusive.

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Brunswick House  
Gloucester Business Park  
Gloucester  
GL3 4BL

[www.alderking.com](http://www.alderking.com)



**Adrian Rowley**  
01452 627133  
07771 874175  
[arowley@alderking.com](mailto:arowley@alderking.com)



**Giles Nash**  
01452 627135  
07503 017301  
[gnash@alderking.com](mailto:gnash@alderking.com)

**AK Ref:** AJGR/N89598    **Date:** April 2026    **Subject to Contract**



COMMERCIAL  
AGENCY



INVESTMENT



BUILDING  
SERVICES



PLANNING



RESIDENTIAL  
DEVELOPMENT



PROFESSIONAL  
SERVICES



MANAGEMENT  
SERVICES



ASSET  
RECOVERY

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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source