

# Due to the relocation to 270 Climbing FOR SALE LEISURE BUILDING/ POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY

**alder king**

PROPERTY CONSULTANTS

## The Warehouse Climbing Centre

Parliament Street, Gloucester, GL1 1HY

Existing 1,850.80 m<sup>2</sup> (19,921 ft<sup>2</sup>) - potential to reinstate the floors to provide up to 2,528.76 m<sup>2</sup> (27,219 ft<sup>2</sup>)

- Adjacent to Gloucester Docks/Gloucester Food Dock
- Alternative use potential including residential subject to planning

# Location

## Location

The Property fronts Parliament Street close to its junction with Southgate Street. The rear of the Property backs on to Linden Homes' Greyfriars Quarter (Brunswick Road).

The Property is directly opposite The Docks and Southgate House.

The traditional centre of the City, The Cross, is approximately 300 metres to the north and the Gloucester Quays outlet centre is to the south. The Property is also close to the new Gloucester Food Dock.



# Accommodation

## Description

The Property comprises mid terrace five storey 19th Century depositary warehouse with brickwork elevations incorporating mainly UPVC double glazed windows beneath a double pitched timber trussed roof with slate covering incorporating roof lights.

The Property has been adapted for use as a specialist climbing and caving centre known as The Warehouse.

The accommodation is arranged on ground and four upper levels, and the floors are linked by two steel staircases and an eight-person passenger lift.

Indicative layout plans for a potential residential conversion have been prepared by Roberts Limbrick. The scheme provides for 5 one bedroom units and 15 two bedroom units together with ground floor car parking spaces. A copy of the plans are available on request.

## Services

We are advised that mains services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier/purchaser must satisfy themselves independently as to their state, condition and suitability.

The purchaser will need to make further enquiries of the relevant authorities in respect of the service capacity for future uses.

## Floor Areas – Gross Internal (based on survey drawings provided)

Area	Sq m	Sq ft
Ground floor	507.73	5,465
First floor	422.34	4,546
Second floor	337.46	3,632
Third floor	305.96	3,293
Fourth floor	277.31	2,985
<b>TOTAL</b>	<b>1,850.80</b>	<b>19,921</b>

The architect's measured survey confirms that by reinstating the floors (removal of the climbing walls) the approximate gross internal floor area could increase to circa 2,528.76 m<sup>2</sup> (27,219 ft<sup>2</sup>) - to be verified.

Note: The main climbing wall has been decommissioned but not removed.

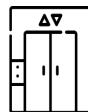
Leisure



Number of floors

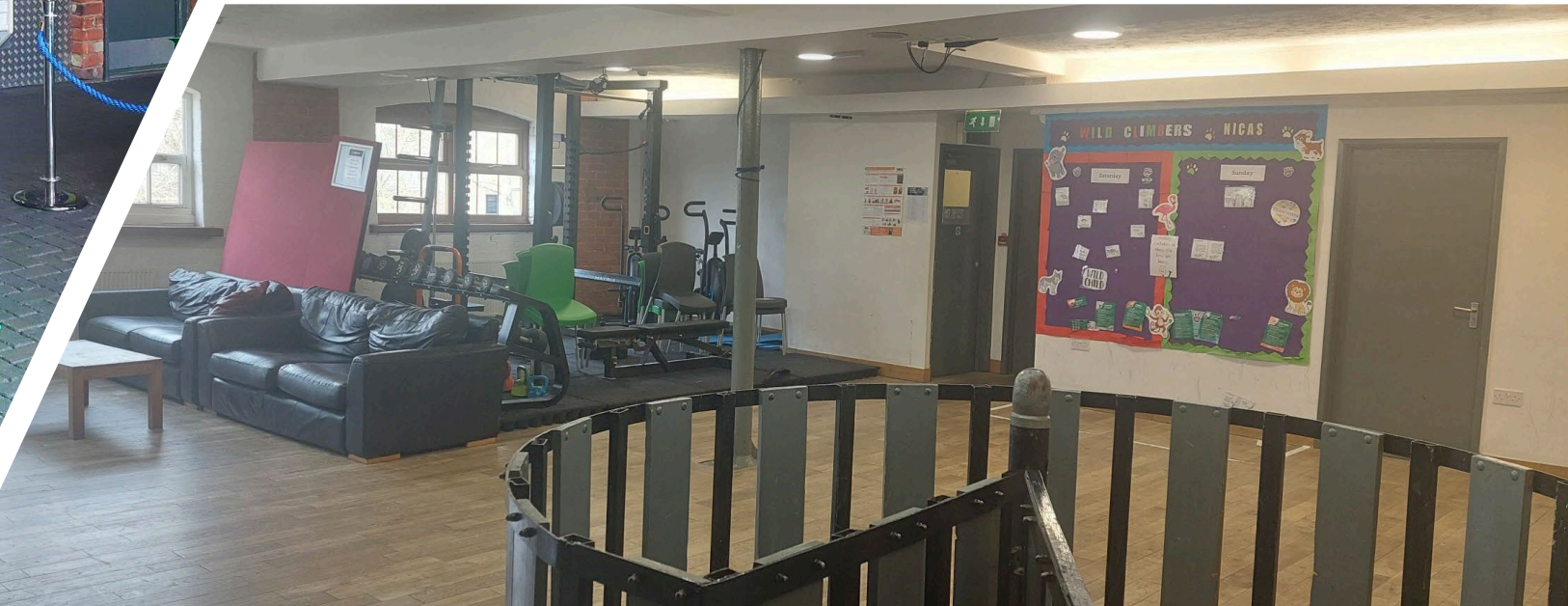
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Passenger lift



Planning/  
Alternative  
Use Potential







# Planning | Rates | EPC | Terms

## Planning

The former D2 (Assembly and Leisure) classification has been replaced by Class E:d. (Commercial, Business and Service - indoor sport, recreation and fitness centre).

The Property is situated within the Conservation Area and adjacent to a Protected Residential Area.

The Roberts Limbrick's residential conversion proposal has not been discussed with the Local Planning Authority.

Further enquiries regarding the existing and potential uses should be made of the Local Planning Authority, Gloucester City Council (01452 396396).

## Business Rates

The Valuation Office agency website states that the Property has a rateable value of £33,750 effective 1 April 2026 (Leisure Centre & premises). Interested parties should make their own enquiries of the Local Billing Authority to ascertain the exact rates payable.

A change of occupation/use may trigger an adjustment of the rating assessment.

[www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The energy performance certificate, which expires January 2026, confirms a rating at C (51). A copy of the full certificate can be provided on request.

## Terms

Sale of the freehold interest with vacant possession upon completion.

Vacant possession is available following the owner's relocation to their new facility at 270 Climbing, Bentham.

## Purchase Price

Guide price - £1,200,000.

## 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 purchase price. We recommend that prospective purchasers establish the VAT implications before entering into any agreement.

## AML

A successful purchaser 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  
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**Date:** January 2026  
**Subject to Contract**



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