

EASTGATE HOUSE

GLOUCESTER, GL11PX



TO LET : c200 - 9,000 sq ft
LOXTON DEVELOPMENTS

WINNING TEAM



- LANDMARK BUILDING
- MODERN OFFICE SPACE
 - FLEXIBLE TERMS
 - ONSITE PARKING
- SUPER FAST BROADBAND READY TO GO



WHY MOVE TO EASTGATE HOUSE?



If you are looking for modern city centre space with parking, which is close to public transport and accessible for the disabled take a look at Eastgate House, a five storey, 36,000 sq ft office building in Eastgate Street only a minute's walk from the centre, next to the GL1 Leisure Centre with a variety of suites available from 130 sq ft.

You will be in good company with longstanding quality tenants such as NHS, Pearson and Whitecross Dental.

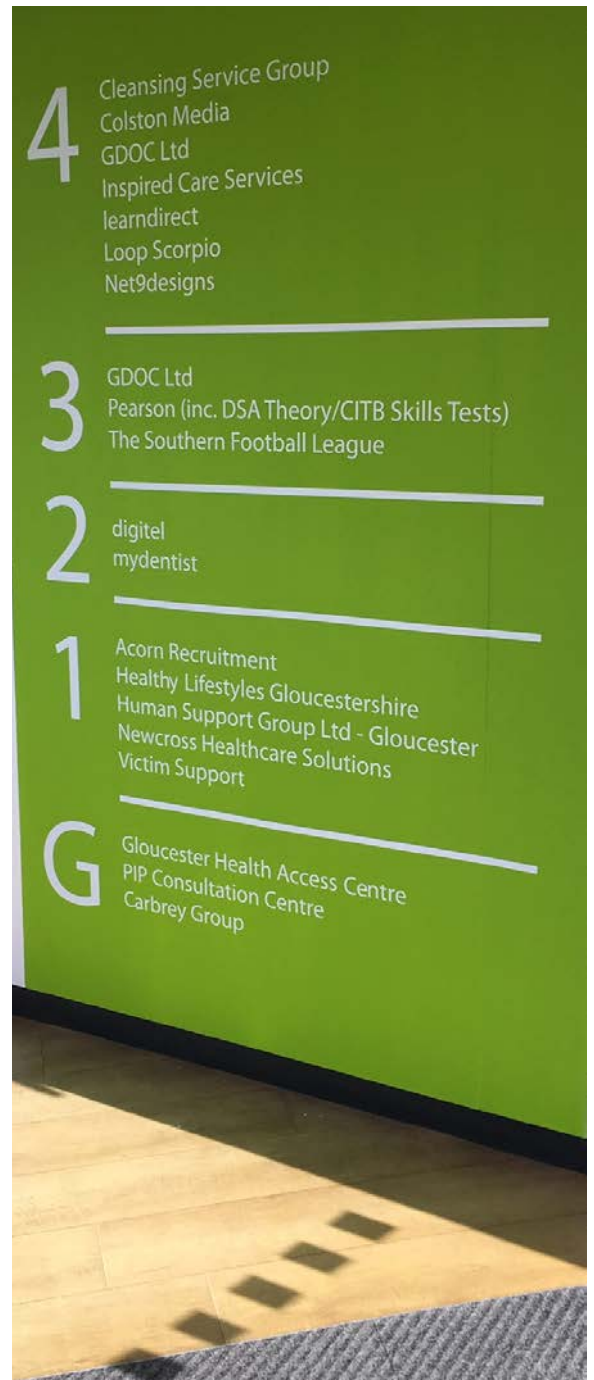
MARK ROBERTS,
MANAGING DIRECTOR, LOXTON DEVELOPMENTS
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THE LOXTON HEAD OFFICE TEAM
ALWAYS READY TO HELP • 01926 640606



CHRISTINE PYART -
READY TO WELCOME YOU TO EASTGATE HOUSE





WALKING DISTANCE TO
GLOUCESTER RAILWAY & BUS STATIONS

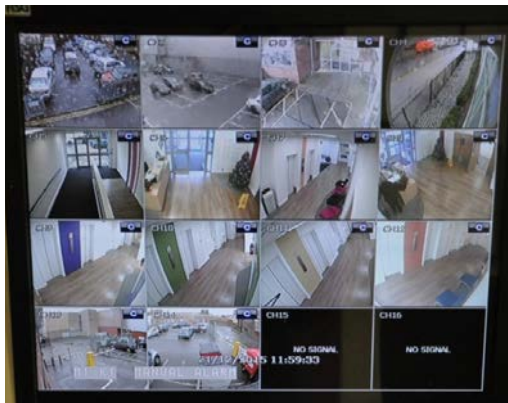


GL1 LEISURE CENTRE NEXT DOOR

CENTRAL LOCATION

- Excellent city centre location
- Near all amenities
- Next to GL1 Leisure Centre
- Close to public transport

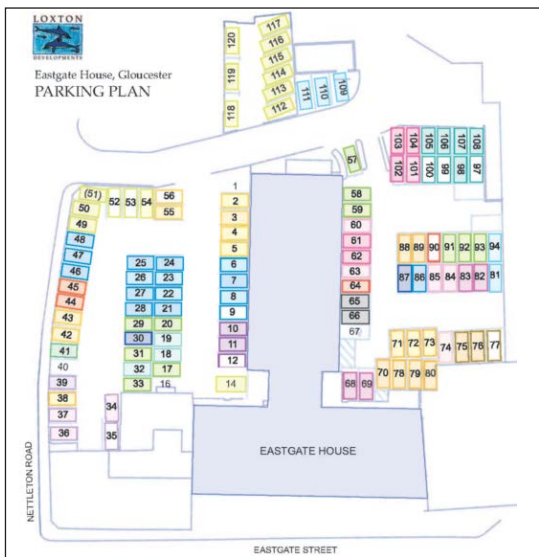
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GOOD SECURITY - CCTV THROUGHOUT

WELL MANAGED BUILDING

- Prominent, well managed building
- Fully accessible for the disabled
- Security/reception staff
- Fast broadband connectivity
- Internet Service Provider in the building
- CCTV throughout
- Secure, well lit car park
- 24/7 access to the building
- Male and female toilets on every floor
- Air conditioning
- LED lighting
- Data cabling
- Fixed service charge



ONSITE PRIVATE CAR PARK
with allocated spaces



INCLUSIVE SERVICE CHARGE

Service charges are often a source of concern for tenants.

We can provide a fixed service charge (subject to annual RPI increases) which includes:

- reception staff
- building repairs and maintenance
- electricity (including for your suite)
- heating
- cleaning of common areas
- fire alarm, health & safety compliance etc

- in other words pretty much all the costs associated with the building other than telephones, cleaning your own suite and insurance.

So you don't have any risk of being charged for some unexpected problem in the building! You know exactly what your costs will be and can plan ahead on that basis - particularly useful if you have to enter into fixed price contracts yourself.



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STAFF WILL LOVE IT!



GL1 LUNCHTIME WORKOUT!



DIRECTLY ON THE BUS ROUTE

Attracting and retaining quality staff is the major challenge for most organisations. Being based at Eastgate House will help. All amenities are nearby - shops, banks, bars and restaurants and the GL1 Leisure Centre is just next door - ideal for a lunchtime swim or work out!

It is a large and busy building with a lively and friendly atmosphere.

Public transport is excellent with buses passing outside the front door. Gloucester railway station and the new bus station are just a few hundred yards away. We have a large secure car park with remotely operated barriers, CCTV and good lighting.

IDEAL FOR ORGANISATIONS SERVING THE PUBLIC

Eastgate House is easy to find and get to - whether by public transport or car. There is a large NCP car park behind the building as well as our own car park.

The building has a manned reception with friendly staff who are used to helping visitors - of which we have a large number.

There is CCTV covering the car parks and internally on every floor so we can track visitors arriving and moving through the building.

FLEXIBLE SPACE

We have suites from 130 sq ft up to 4,500 sq ft and everything in between (up to a total of c9,000 sq ft) so let us know what you need!

FLEXIBLE LEASE TERMS

We can offer a lease which suits your requirements in terms of length and flexibility including 'all-in' deals. All rents and charges are subject to VAT. Business rates are payable by the tenant.

FULLY SERVICED SPACE

We can provide fully serviced space complete with furniture, data cabling, broadband and phones for a weekly charge from £75 per week - ready to go

VIEWING

By prior arrangement with Alder King, Kurt Wyman or Loxton Developments.

SUBJECT TO CONTRACT

OUR QUALITY TENANTS

YOU'LL BE IN GOOD COMPANY

"The location is great, the security and car parking is excellent and the owner of the property has always been very accommodating."

[Graham Ellery, Pennine Vibropiling](#)

"I have been based here for over six years and continue to be impressed with the value for money and with the friendliness and flexibility of Mark, the landlord. We have recently added to the space we rent from Loxton Developments and I hope to expand further at a later stage. When you are a small but growing business, you really can benefit from an environment such as that available in Eastgate House, and flexibility from the landlord is crucial in this regard."

[Peter Cartwright, Loop Scorpio](#)

"Finally, I would like to thank you for all your support and being such a great landlord. I wish you the very best into the future. Very much appreciated."

[Simon Dickinson, Group CEO Optima Health](#)

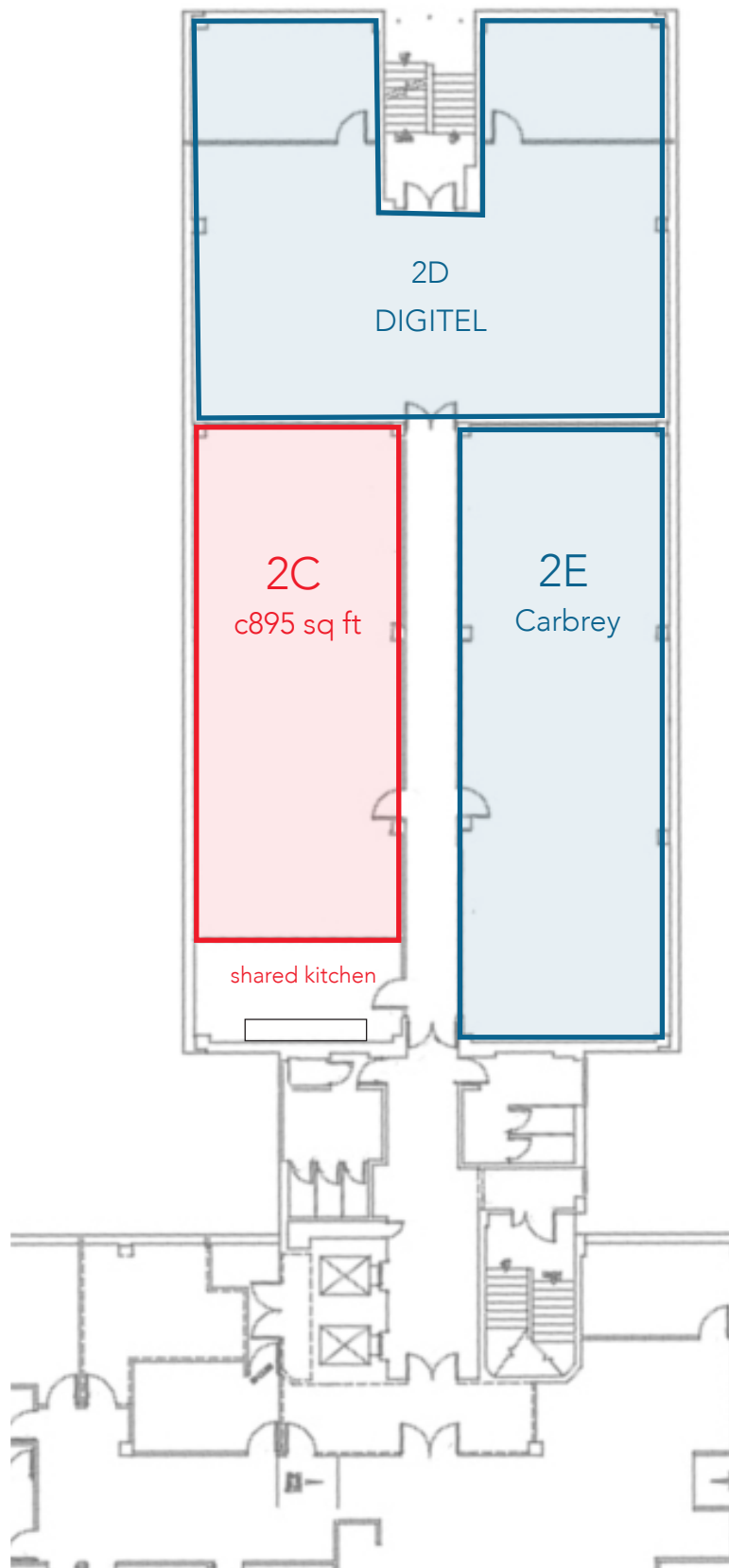
"I would like to take this opportunity to thank you. I have found Eastgate House to be brilliantly run. It is clean, efficient, professional and so very welcoming. Kind regards and thank you."

[Ugo Paolini, Greystone Shipping Ltd.](#)

- ACORN RECRUITMENT
recruitment services
- ATOS IT SERVICES
assessment service
- CARBREY GROUP
care homes
- CLEANSING SERVICE GROUP
cleansing
- COLSTON MEDIA
advertising agency
- DIRECT SOURCE HEALTHCARE
healthcare provider
- G DOC
doctors' co-operative
- ICE CREATES
behaviour change specialists
- DIRECTIONS TRAINING
training
- INSPIRED CARE
healthcare provider
- LOOP SCORPIO
internet service provider
- NHS
health access centre
- NEWCROSS HEALTHCARE
temporary staffing providers
- NICHOLAS FERGUSON COUNSELLING
counselling
- PEARSON PROFESSIONAL CENTRE
skills testing
- SOUTHERN FOOTBALL LEAGUE
run southern football league
- THE HUMAN SUPPORT GROUP
care for the elderly
- VICTIM SUPPORT
support services for victims of crime
- VODAFONE
telecoms
- WHITECROSS DENTAL CENTRE
nhs dental centre

SPACE AVAILABLE : 2021

SECOND FLOOR NORTH WING

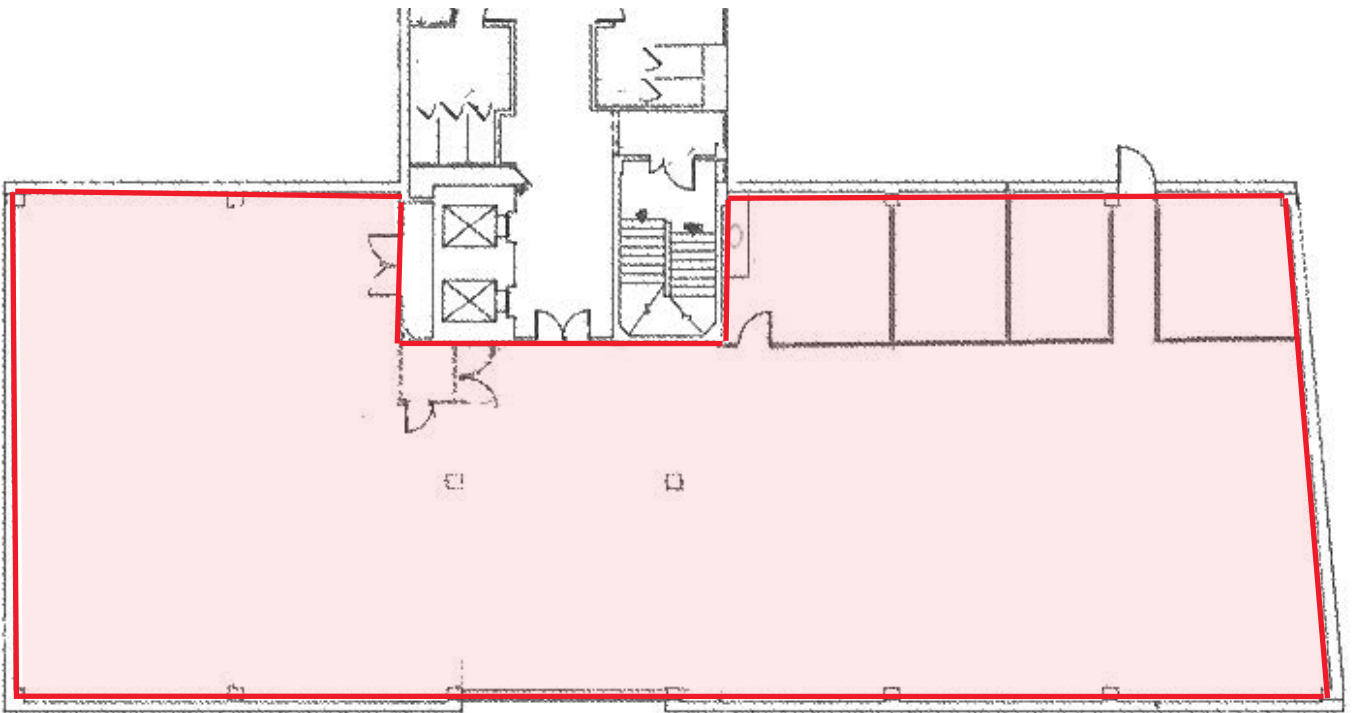


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SPACE AVAILABLE : 2021

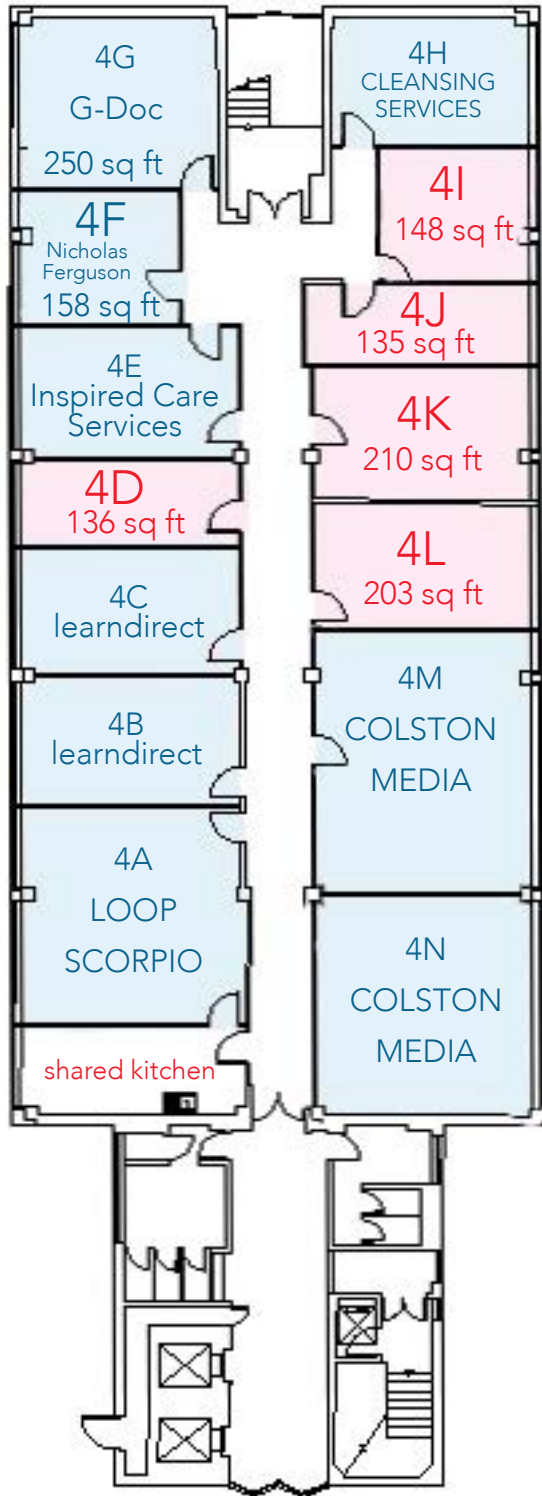
THIRD FLOOR SOUTH WING

4569 sq ft total



We can divide the suite to create the size of suite you require.

SPACE AVAILABLE : 2021

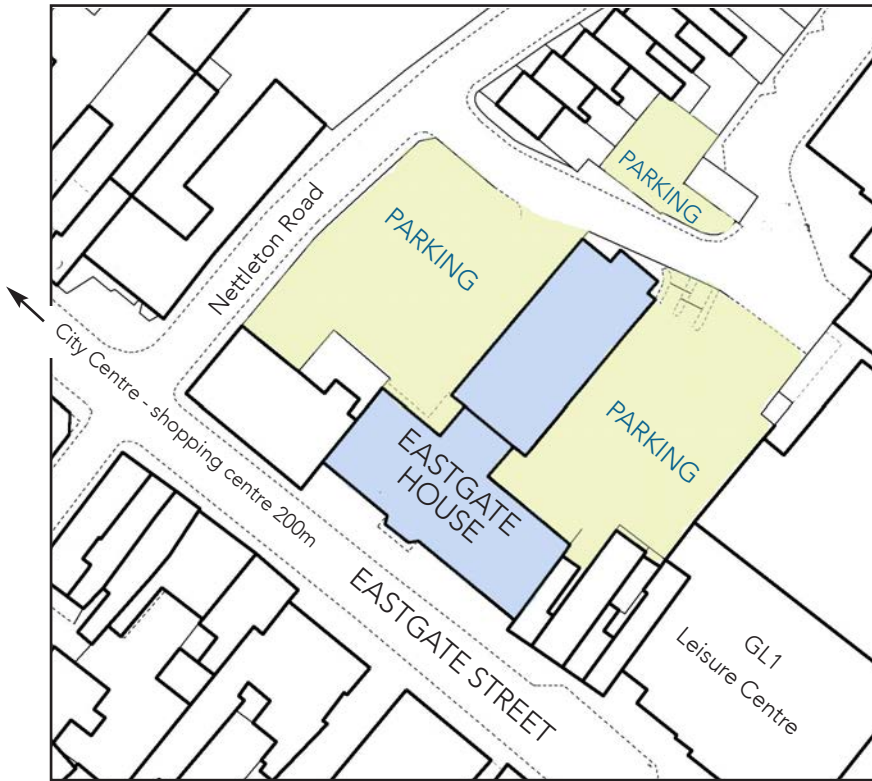


FOURTH FLOOR NORTH WING

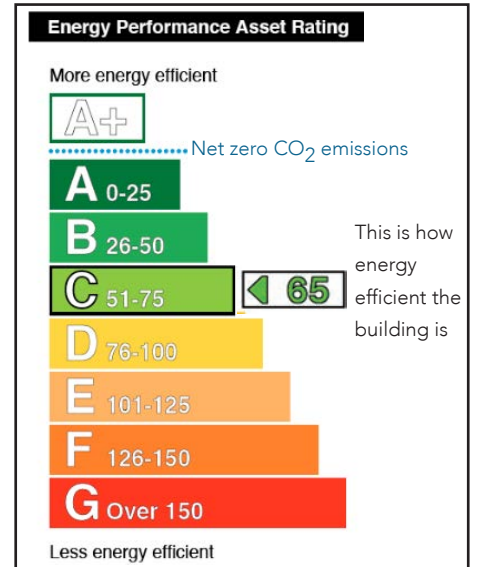
suites from 135 sq ft

- Small individual office suites or can be combined
- All inclusive license option - move in immediately
- Includes furniture
- Includes WIFI
- Use of shared kitchen
- One parking space per office

CITY CENTRE LOCATION GL1 1PX



AN ENERGY EFFICIENT BUILDING



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EASTGATE HOUSE
a personal view



LOXTON DEVELOPMENTS

OFFICE BUILDINGS WITH A PERSONAL TOUCH

ALCESTER • COLESHILL • DERBY • GLOUCESTER • REDDITCH • SWINDON • WOLVERHAMPTON





MODERN, CITY CENTRE OFFICE SPACE

Eastgate House, 121-131 Eastgate Street, Gloucester GL1 1PX

VIEWINGS



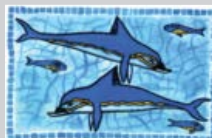
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