



# GLOUCESTER PLACE

**From 3,557 – 28,820 Sq Ft**

Suitable for a variety of uses

Kings Square Gloucester GL1 1AW

## GLOUCESTER PLACE



Gloucester Place is part of City Campus – the new University of Gloucestershire educational facility recently completed and located in the heart of Gloucester City centre.



# The Building

The facility extends to over 200,000 sq ft and is a landmark building with frontages to Kings Square, Northgate Street and The Oxbode.

City Campus marks a significant investment for the University and will deliver health, psychology and social work programmes, fundamentally changing the educational context of the city.

The City Library occupies newly converted space in part of the ground floor of the building and further public access facilities including a new Arts, Health and Wellbeing Centre are being delivered in partnership with the NHS Integrated Care Board.

The public realm has been further enhanced by the redevelopment of Kings Square as public open space and the wider regeneration project includes the construction of the new Gloucester Bus Station and Gloucester Railway Station, together with The Forum providing hotel, leisure and commercial space.

Landmark  
Building



Enhanced  
public realm



Public  
access  
facilities



## Enhanced Public Areas

The building boasts exceptional communal areas incorporating brand new co-working spaces, break out spaces and a variety of seating options.



# Building Amenities

Third party occupiers will benefit from the shared building facilities including:

Landmark Building



Additional access points from Northgate Street and St Aldate Street courtyard



Building security



Main building entrance on Kings Square



Building amenity including showers and changing facilities



Secure bicycle storage



Adjacent to the transport hub for bus and train services



# GLOUCESTER PLACE

## The Ground Floor

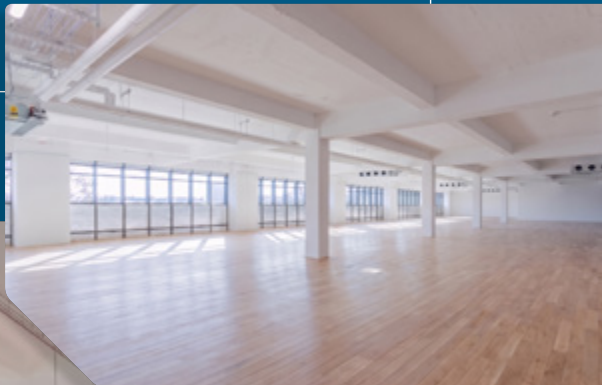


- Cycle store
- Vehicle access & parking
- Building entrances
- School of Education & Science
- Display & gallery space
- Flexible teaching & events zone
- Flexible working hub
- Co-working space
- Public library



# The Office Spaces

Indicative  
Image



Potential  
Uses



Opportunities exist to occupy space within City Campus. This space sits alongside the University's operational, teaching and learning accommodation. The available accommodation has been left in shell standard for an occupier to fit out to suit their specific requirements.

**The accommodation could suit:**

-  Educational use
-  Laboratory use
-  Health and Wellbeing
-  Science and Technology
-  Office use
-  Collaborative work space
-  Also potential for leisure and recreational uses



# The Building



## GLOUCESTER PLACE

In addition, parts of the Basement can be made available for ancillary uses.

|                 |        |          |                                           |
|-----------------|--------|----------|-------------------------------------------|
| Ground          | 18,056 | 1,661.15 | Occupied by University of Gloucestershire |
| Ground          | 10,764 | 1,000    | Let to Gloucester City Library            |
| First           | 25,263 | 2,346.93 | Occupied by University of Gloucestershire |
| First           | 3,557  | 330.50   | AVAILABLE                                 |
| Second          | 28,820 | 2,677.50 | AVAILABLE                                 |
| Third (Suite 1) | 19,517 | 1,813.24 | AVAILABLE                                 |
| Third (Suite 2) | 6,698  | 622.24   | Let to NHS Dental Hub                     |
| Third (Suite 3) | 1,639  | 152.27   | AVAILABLE                                 |

Indicative Image

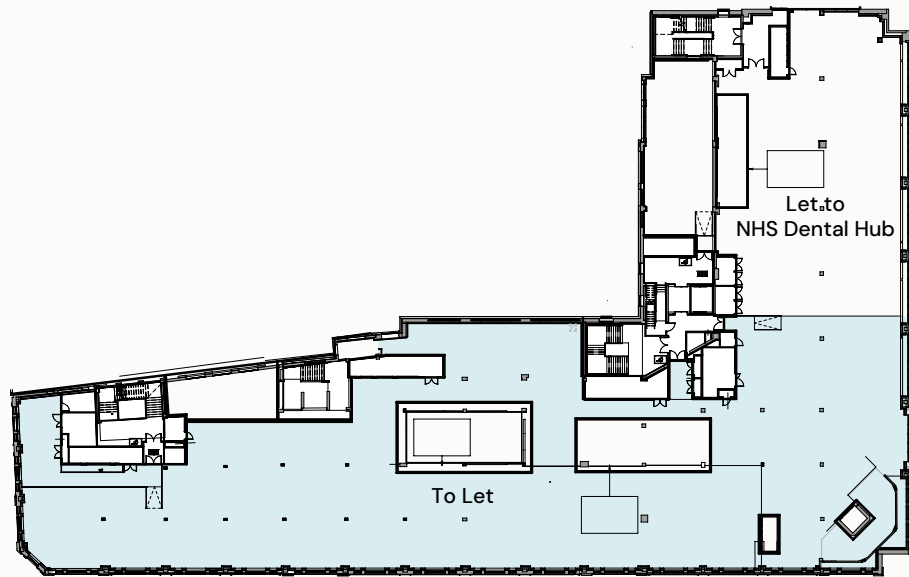


Current Availability



Indicative  
Image

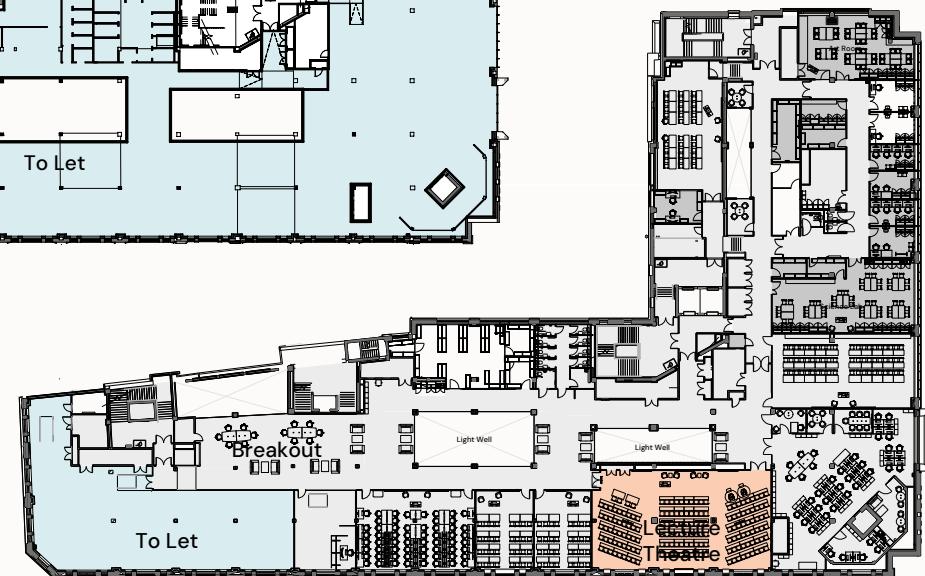




3rd Floor



2nd Floor



1st Floor





**M5 (J 11A)**  
4 miles



**M5 (J 11)**  
5 miles



## Location

City Campus is located in the heart of Gloucester City Centre, five minutes walk from the newly developed bus station and the refurbished railway station and within the central retail and leisure area.

The City Centre has undergone a period of significant regeneration in recent years, including the remodelling of Kings Square which adjoins the Campus and the development of The Forum which provides hotel, leisure and commercial space.

Elsewhere Gloucester Docks and Gloucester Quays offer a good range of leisure facilities, shops and restaurants.

Gloucester is a Cathedral City and the administrative centre for Gloucestershire and has a population of approximately 132,000. Access to the City is superb with the neighbour centres of Cheltenham approximately 9 miles, Bristol approximately 35 miles, and Birmingham approximately 55 miles distant.



# Location



# Transport Connections

Easily Accessible



|                                |          |
|--------------------------------|----------|
| Cheltenham (approx 3 per hour) | 8 mins   |
| Stonehouse                     | 11 mins  |
| Stroud                         | 14 mins  |
| Kemble (Cotswolds)             | 30 mins  |
| Swindon                        | 43 mins  |
| Bristol                        | 48 mins  |
| Birmingham                     | 57 mins  |
| Cardiff                        | 57 mins  |
| Oxford                         | 94 mins  |
| London                         | 103 mins |



|                          |         |
|--------------------------|---------|
| GCHQ                     | 10 mins |
| Gloucester Business Park | 12 mins |
| Cheltenham               | 15 mins |
| Gloucester Airport       | 15 mins |
| Tewkesbury               | 20 mins |
| Ledbury                  | 28 mins |
| Ross on Wye              | 30 mins |
| Bristol                  | 50 mins |
| Hereford                 | 50 mins |



|                                         |         |
|-----------------------------------------|---------|
| Kings Walk Shopping Centre              | 1 min   |
| To Gloucester Transport Hub Bus Station | 3 mins  |
| Gloucester Train Station                | 5 mins  |
| Gloucester Quays                        | 17 mins |



# The Surrounding Area

- 1 Blackfriars Priory
- 2 Boat Trips
- 3 Bus Station
- 4 Cathedral
- 5 GL1 Leisure Centre
- 6 Gloucestershire College
- 7 Greyfriars Ruins and Garden
- 8 Hospital (A&E)
- 9 Kingsholm Rugby Ground
- 10 Library
- 11 Museum of Gloucester
- 12 Music and Drama Library
- 13 New Inn
- 14 Railway Station
- 15 Waterways Leisure Area



# Terms



## Terms

Accommodation is available on leasehold terms. Details are available on request.

## 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 AML requirements when Heads of Terms are agreed.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020.

## Contact

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