

# Lot 12, Cedar House, Spa Road, Gloucester, Gloucestershire GL1 1XL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Government Let Office Investment with Residential Prior Approval

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 12, Cedar House, Spa Road, Gloucester, Gloucestershire GL1 1XL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

## Property Information

### Freehold Government Let Office Investment with Residential Prior Approval

- Let to the Secretary of State for Communities and Local Government (t/a JobCentre Plus)
- Prior Approval Granted for Change of Use from Office to 45 Flats
- Approximately 3,338.10 sq m (35,931 sq ft)
- Site area of 0.37 hectares (0.91 acres) with a site coverage of 24.59%
- 800m South of Gloucester City Centre and 350m East of Gloucester Docks
- Nearby the Gloucester Quays Shopping with occupiers such as Boots, Marks and Spencer, Travelodge, H.Samuel, Mountain Warehouse, ASICS, LEVI Jeans, Five Guys, Wagamama and AllSaints

#### Lot

12

#### Auction

9th May 2024

#### Rent

£330,000 per Annum Exclusive

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

### Location

#### Miles

8 miles south-west of Cheltenham, 29 miles south of Worcester, 35 miles north-east of Bristol

#### Roads

M5 (Junction 11, 11A and 12), A430, A38

#### Rail

Gloucester Railway Station (London Paddington 1 hour 55 minutes)

#### Air

Bristol Airport

### Situation

The property is situated on Spa Road, just 800m south of Gloucester City Centre and within 350 metres of the historic Gloucester Docks - the city's major regeneration area. The immediate locality of the property is a mix of Residential and Commercial property with the Gloucester Quays Shopping centre close by including occupiers such as Boots, Marks and Spencer, Travelodge, H.Samuel, Mountain Warehouse, ASICS, LEVI Jeans, Five Guys, Wagamama and AllSaints.

### Tenure

Freehold.

### Description

Cedar House is a substantial office building with office accommodation in two wings on the ground, first, second, third and fourth floors. The property benefits from two 8-person passenger lifts and Undercroft and surface car parking for approximately 103 cars.

The property has a site area of approximately 0.37 hectares (0.91 acres) with a site coverage of 24.59%

### VAT

VAT is applicable to this lot.

### Planning

Prior approval was granted by The Planning Inspectorate on appeal on 7th December 2022 under Appeal Reference APP/U1620/W/22/3302265 (Planning ref 21/00825/JPA) for a change of use from Offices (Class B1) to Dwellings (Class C3)45 Flats ([www.gloucester.gov.uk](http://www.gloucester.gov.uk)).

### Completion Period

Six Week Completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 12, Cedar House, Spa Road, Gloucester, Gloucestershire GL1 1XL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Office	335.60	(3,612)	SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT (t/a JobCentre Plus) (2)	10 years from 1st April 2018	£330,000	1st April 2023 (31st March 2028)
First	Office	750.00	(8,073)				
Second	Office	744.50	(8,014)				
Third	Office	750.90	(8,083)				
Fourth	Office	757.10	(8,149)				
<b>Total Approximate Floor Area</b>		<b>3,338.10</b>	<b>(35,931)</b>			<b>£330,000</b>	

(1) The floor areas stated above have been taken from the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)

# Lot 12, Cedar House, Spa Road, Gloucester, Gloucestershire GL1 1XL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



**Lot 12, Cedar House, Spa Road, Gloucester,  
Gloucestershire GL1 1XL**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Government Let Office Investment with Residential Prior Approval

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 12, Cedar House, Spa Road, Gloucester, Gloucestershire GL1 1XL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Government Let Office Investment with Residential Prior Approval

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 12, Cedar House, Spa Road, Gloucester, Gloucestershire GL1 1XL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Government Let Office Investment with Residential Prior Approval

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 12, Cedar House, Spa Road, Gloucester, Gloucestershire GL1 1XL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



### By Department Legend

- Circulation
- Circulation Core
- Flat - 2B3p
- Flat - 2B4p
- Store

LEVEL	FLAT	TYPE	GIA
1	6	2B3p	67.3m <sup>2</sup>
1	7	1B2p	50.5m <sup>2</sup>
1	8	1B2p	50.1m <sup>2</sup>
1	9	2B3p	67.0m <sup>2</sup>
1	10	1B2p	60.2m <sup>2</sup>
1	11	2B3p	65.7m <sup>2</sup>
1	12	2B4p	66.0m <sup>2</sup>
1	13	1B2p	62.5m <sup>2</sup>
1	14	1B2p	51.2m <sup>2</sup>
1	15	2B4p	74.9m <sup>2</sup>

Proposed Drawings from Planning Application Number: 21/00825/JPA

Scale: 1:500

DKA

A&W UK  
Cedar House Gloucester



# Lot 12, Cedar House, Spa Road, Gloucester, Gloucestershire GL1 1XL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



# Lot 12, Cedar House, Spa Road, Gloucester, Gloucestershire GL1 1XL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



# Lot 12, Cedar House, Spa Road, Gloucester, Gloucestershire GL1 1XL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



### By Department Legend

- Circulation
- Circulation Core
- Flat - 1b2p
- Flat - 2b2p
- Flat - 2b4p
- Store

LEVEL	FLAT	TYPE	GIA
4	35	2b3p	67.3m <sup>2</sup>
4	37	1b2p	50.5m <sup>2</sup>
4	38	1b2p	50.1m <sup>2</sup>
4	39	2b3p	67.0m <sup>2</sup>
4	40	1b2p	50.2m <sup>2</sup>
4	41	2b3p	65.7m <sup>2</sup>
4	42	2b4p	86.0m <sup>2</sup>
4	43	1b2p	62.5m <sup>2</sup>
4	44	1b2p	51.2m <sup>2</sup>
4	45	2b4p	74.9m <sup>2</sup>

Proposed Drawings from Planning Application Number: 21/00825/JPA

0 5m

AEW UK

Cedar House Gloucester

DKA

224457 P/A 13

# Lot 12, Cedar House, Spa Road, Gloucester,

## Gloucestershire GL1 1XL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



# Lot 12, Cedar House, Spa Road, Gloucester, Gloucestershire GL1 1XL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



# Lot 12, Cedar House, Spa Road, Gloucester, Gloucestershire GL1 1XL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



## Contacts

### Acuitus

#### John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

#### Edward Martin

+44 (0)20 7034 4854

+44 (0)7478 673 535

[edward.martin@acuitus.co.uk](mailto:edward.martin@acuitus.co.uk)

### Seller's Solicitors

#### Mishcon de Reya

Africa House, 70 Kingway

London

WC2B 6AH

#### Nicholas Kirby

020 3321 7000

[nicholas.kirby@mishcon.com](mailto:nicholas.kirby@mishcon.com)

#### Joanne Kelly

01212212121152

[joanne.kelly@mishcon.com](mailto:joanne.kelly@mishcon.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024