

# TO LET

## Preliminary Particulars

**alder king**

PROPERTY CONSULTANTS

Commercial  
Accommodation  
within City Campus  
Kings Square  
Gloucester  
GL1 1AW

Accommodation  
from 3,557 sq ft  
to 28,820 sq ft  
Suitable for a  
Variety of Uses

# City Campus

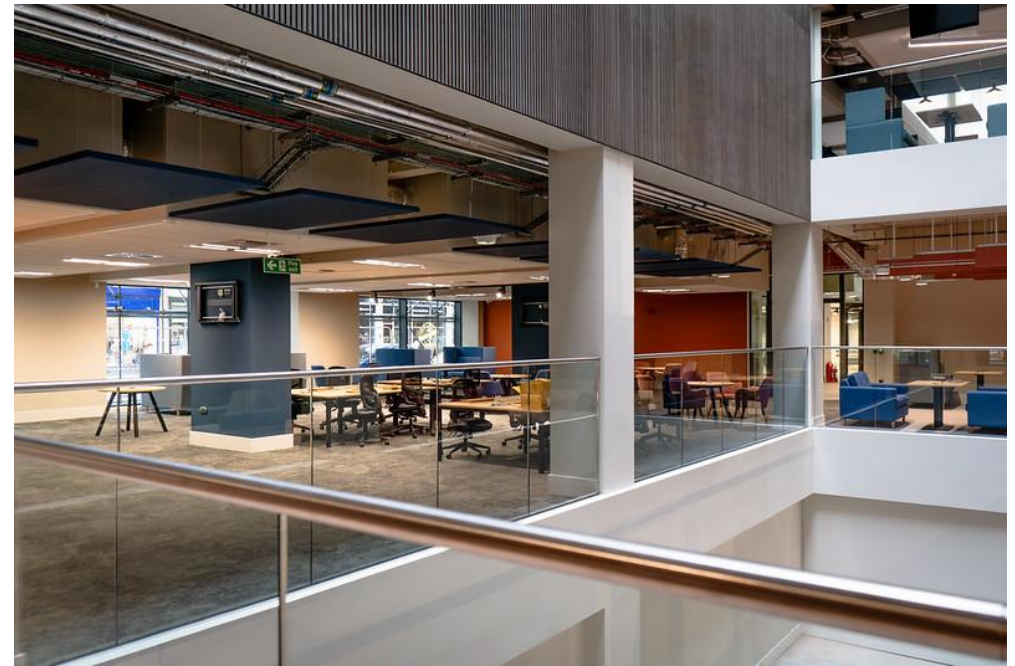
City Campus is the new University of Gloucestershire educational facility recently completed and located in the heart of Gloucester City Centre.

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

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 will occupy 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.



# The Opportunity

Opportunities exist to occupy space within City Campus. This space sits alongside the University's operational, teaching and learning accommodation.

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 additional accommodation has been left in shell standard for an occupier to fit out to suit their specific requirements.

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

- Main building entrance and reception accessed from Kings Square
- Additional access points from Northgate Street and St Aldate Street courtyard
- Building security
- Building amenity including showers and changing facilities
- Secure bicycle storage
- Adjacent to the transport hub for bus and train services







# Location

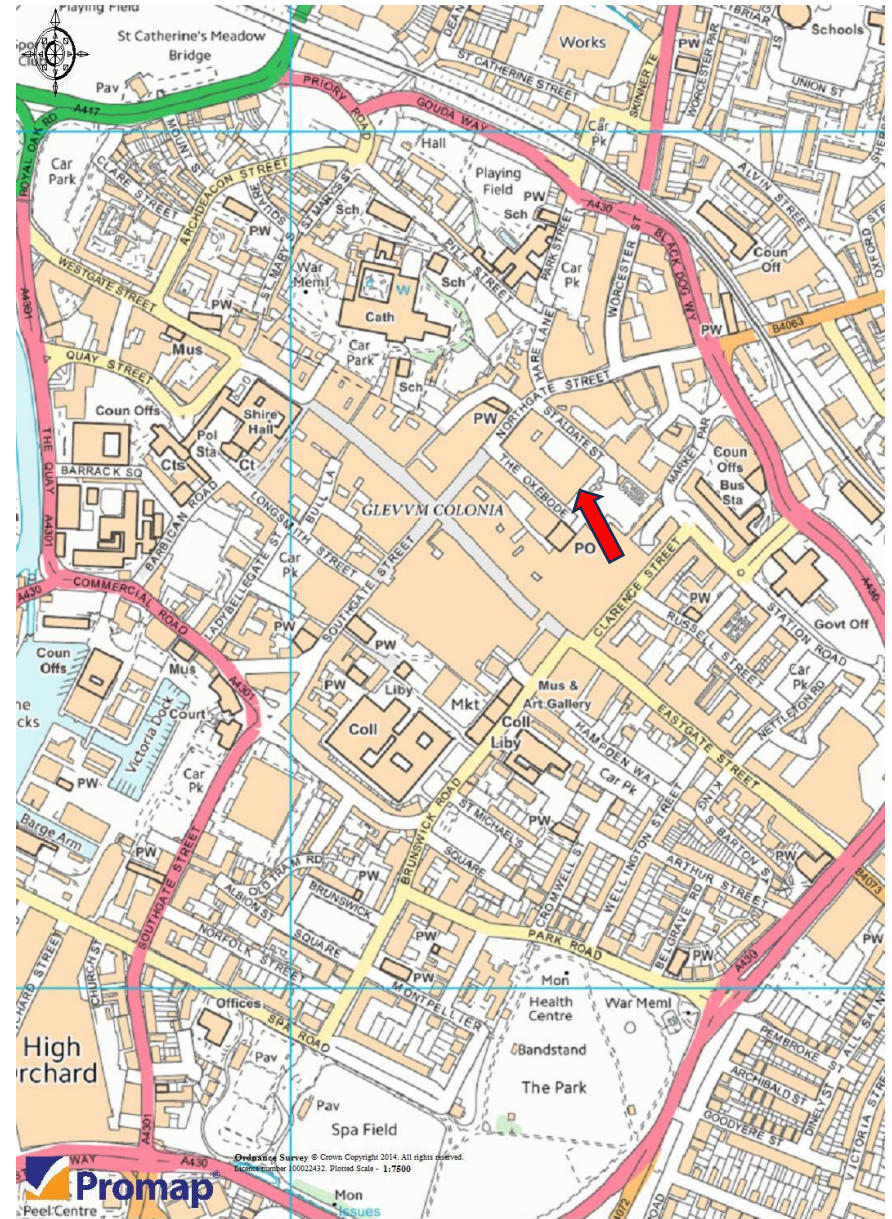
City Campus is located in the heart of Gloucester City Centre, five minutes walk from the newly developed bus station and the refurbished railway station and within the central retail and leisure area.

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.

<b>M5 (J 11A)</b>	<b>M5 (J 11)</b>	<b>Cheltenham</b>	<b>Bristol</b>
			
<b>4 miles</b>	<b>5 miles</b>	<b>8.5 miles</b>	<b>35 miles</b>

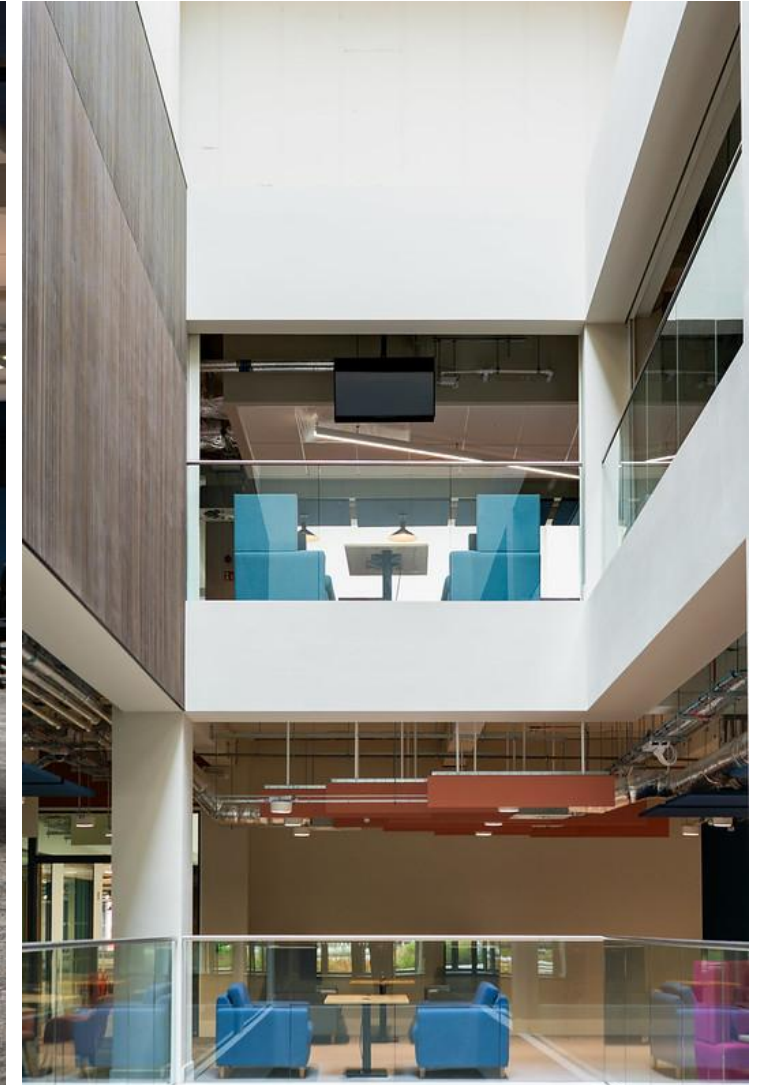


# Current Availability

Area	sq ft	sq m	Occupier
Ground Floor	18,056	1,661.15	Occupied by University of Gloucestershire
Ground Floor	10,764	1,000.00	Let to Gloucester City Library
First Floor	25,263	2,346.93	Occupied by University of Gloucestershire
First Floor	3,557	330.50	Available
Second Floor	28,820	2,677.50	Available
Third Floor Suite 1	19,517	1,813.24	Available
Third Floor Suite 2	6,698	622.24	Let to NHS Dental Hub
Third Floor Suite 3	1,639	152.27	Available

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

Full details are available on request.



# 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**

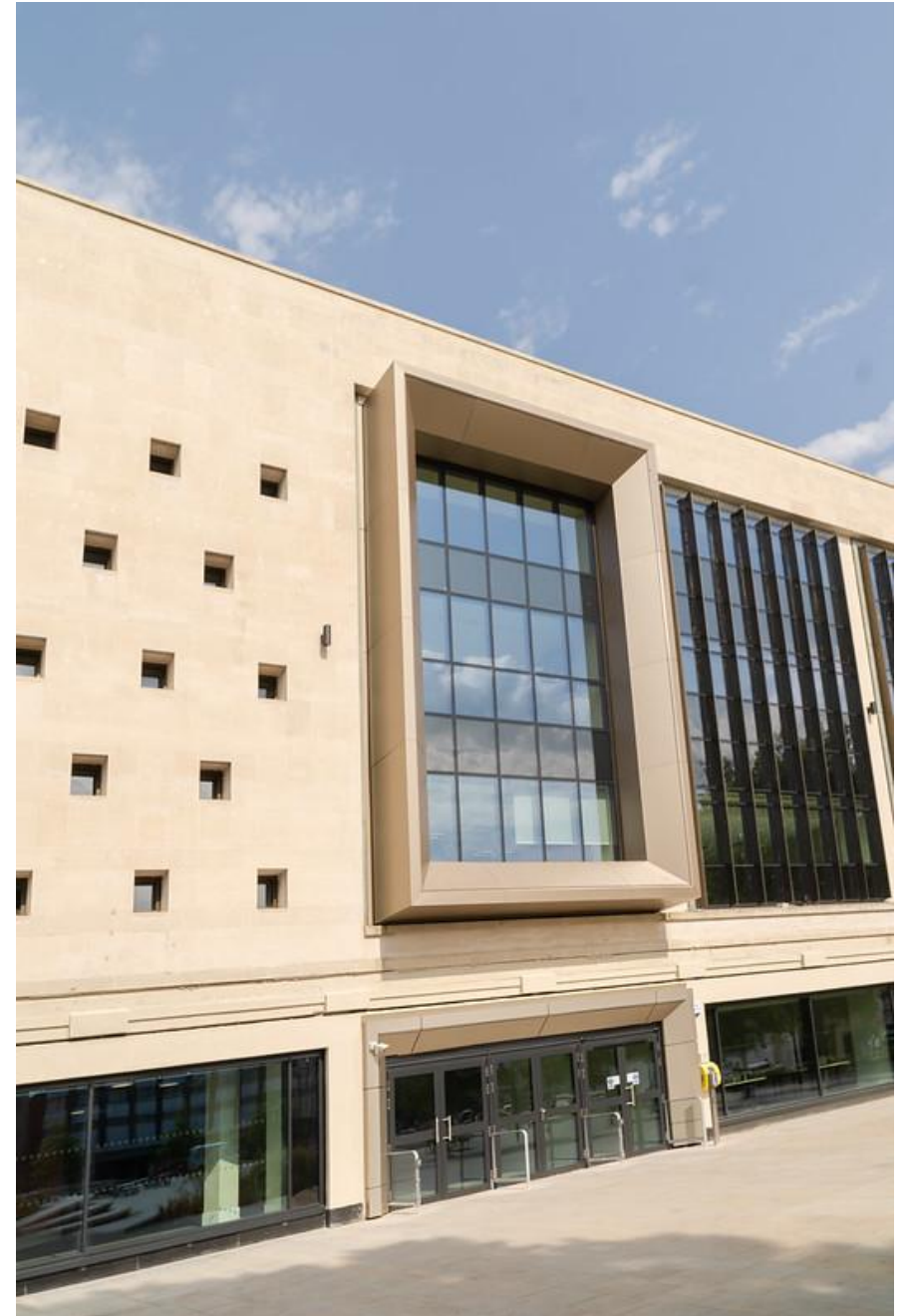
Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## **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](#).



# Viewing Arrangements

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



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**AK Ref:** AR/GN/93344 **Date:** May 2026 **Subject to Contract**



COMMERCIAL  
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INVESTMENT



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ASSET  
RECOVERY

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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.