

SH

SOUTHGATEHOUSE

3,000-40,000

SQFT

OF

OFFICE

WORKSPACE

TO

SHOUT

ABOUT



Introducing Gloucester's best-kept secret. Southgate House offers premium workspaces with a view (Dockside to be precise). Standing four storeys tall, its unique footprint is shaping a new way of working.

Perfectly positioned with extensive secure car parking outside and a recently refurbished reception with dedicated meet and greet area as you step inside. Collaborative spaces with free bookable meeting rooms have been considered throughout, even including a landscaped rooftop garden area.

Now that's something to shout about.

SHOUT ABOUT IT



SHAPED AROUND YOU

Designed for optimal productivity and comfort, quality finishes from the brand new LED lighting to the efficient air conditioning are integral to a workspace that is shaped with you in mind.

The integration of raised access floors and new carpets adds functionality along with the six passenger lifts to access all floors.

Dedicated receptionist ensures a professional and welcoming entrance for workers and visitors. Southgate House also offers secure bike racks and the convenience of shower facilities & changing rooms

These thoughtfully curated features enhance your workspace, making it a place where you can thrive and achieve your best work.



Brand New LED Lighting



Air Conditioning



Parking Spaces



Reception



6 Passenger Lift



Raised Access Floors



Secure Bike Racks



Shower Facilities



Free Coffee Bar



Free Bookable Meeting Rooms & Coworking Space



FLOOR 2

AVAILABLE OFFICE SPACE

13,000 SQFT

Kitchenette

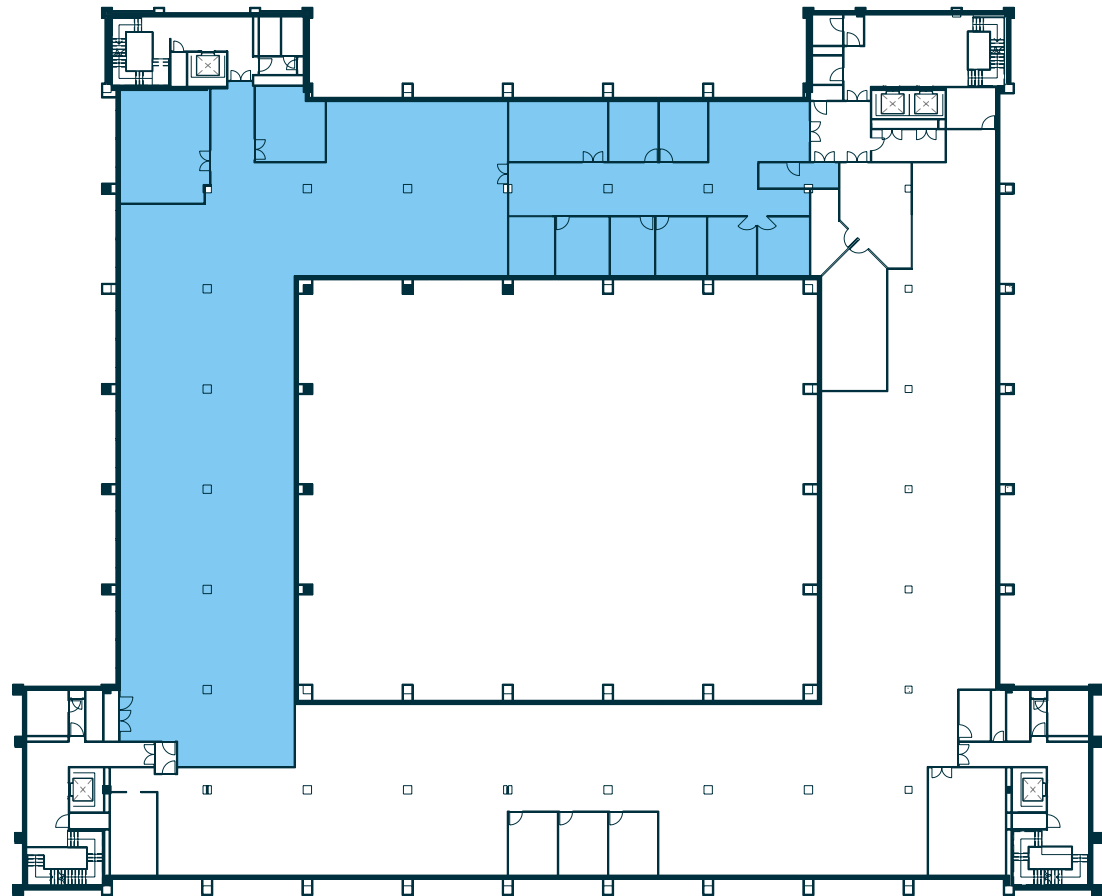
Tea & Coffee Station

Brand New LED Lighting

Bookable Meeting Rooms

Brand New VRV System

Newly Refurbished



	FIGFLEX	



SOUTHGATEHOUSE

WORKSPACE TO SHOUT ABOUT / 6



FLOOR 3

AVAILABLE OFFICE SPACE

20,500 SQFT

Kitchenette

Tea & Coffee Station

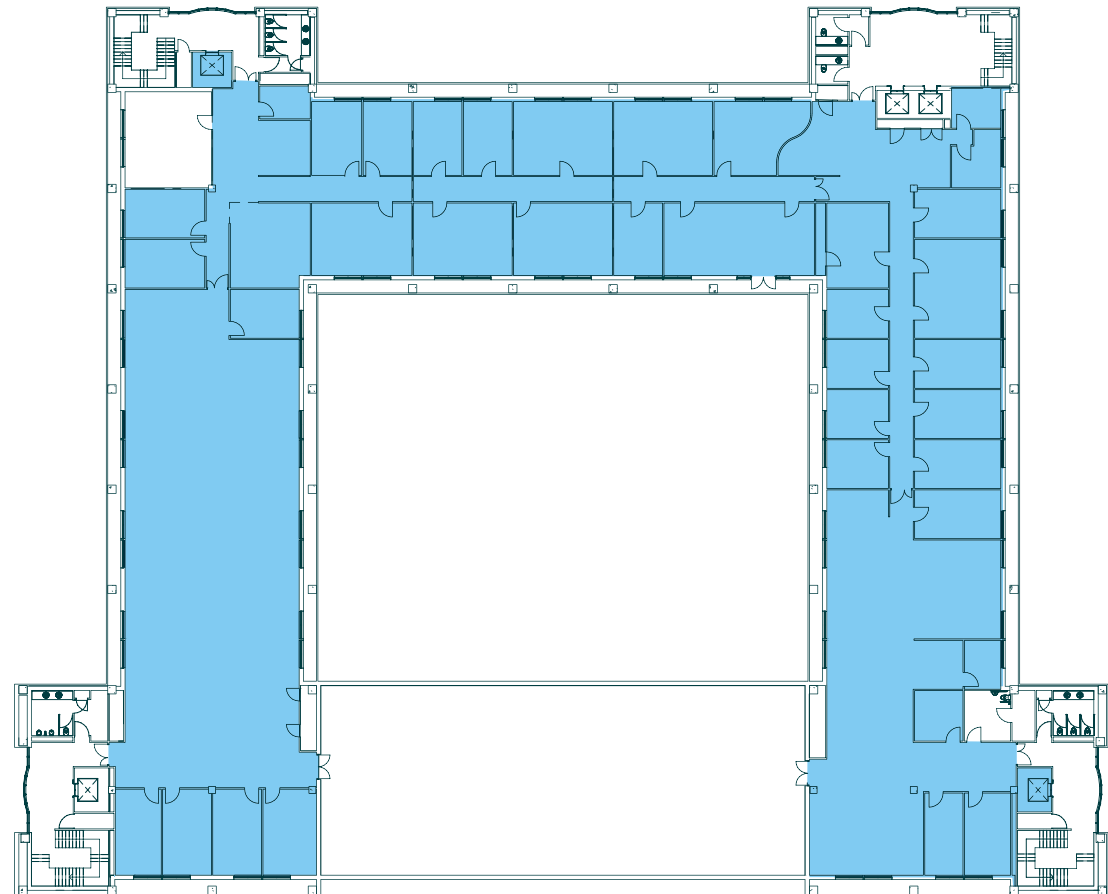
Direct Access to Roof Garden

Brand New LED Lighting

Bookable Meeting Rooms

Brand New VRV System

Newly Refurbished



	FIGFLEX	





SHARING THE SPACE



SOUTHGATEHOUSE

Imagery shown is of SW18 London FigFlex



With fully serviced offices, meeting rooms, virtual offices and co-working spaces, FigFlex is the 'go to' for workspace solutions and our dedicated office provider at Southgate House. An operating model that grows as you do for the lifetime of your business. Not just a flexible option, but the safest flexible option. Complete with unrivalled benefits (and great coffee).

They've got it all figured out.

Flexible Serviced Offices

Meeting Rooms

Coworking Space



SHOWING THE WAY

The best views, wherever you're sat thanks to its dockside location

1. GLOUCESTER
QUAYS OUTLET

5. GLOUCESTER
QUAYS

2. GLOUCESTER
COLLEGE

6. GLOUCESTER
CATHEDRAL

3. CINEWORLD
CINEMA

7. GLOUCESTER
TRAIN STATION

4. GLOUCESTER
DOCKS

8. GLOUCESTER
MUSEUM

A SHORT DISTANCE AWAY

Southgate House is located in Gloucester City Centre on Southgate Street, one of four main "gate" streets making up the heart of the city. Standing at the newly improved junction between the city centre and historic docks it makes it prime position to benefit from the excellent connectivity

Southgate House is located just a short walk away from Gloucester railway station. The station offers regular and direct services between Gloucester and London Paddington.

There are a host of amenities within easy walking distance of the building at Gloucester Quays Outlet Centre, including a mix of retail and leisure. Enjoy Cineworld, Bills, Pizza Express, All Saints, Calvin Klein Jeans and many more.



DRIVE	MINS
Cheltenham	22
Worcester	41
Bristol	46
Hereford	51
Swindon	58
Newport	59

TRAIN (DIRECT)	MINS
Birmingham	56
London	110

WALK	MINS
Gloucester Docks	2
Gloucester Quays	8
Gloucester Station	13



A DEVELOPMENT BY
FI REAL ESTATE MANAGEMENT

JOEY SAVAGLIA

jsavaglia@fi-rem.com
07552 827 899

DORIAN WRAGG

dorian.wragg@brutonknowles.co.uk
07738 103 935

SIMON MCKEAG

simon@ashproperty.co.uk
07737 691 453



SOUTHGATEHOUSE

3,000-40,000 SQFT OF OFFICE WORKSPACE TO SHOUT ABOUT

SOUTHGATEHOUSE-GLOUCESTER.CO.UK

FIREM Ltd & ASH for themselves, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of FIREM Ltd & ASH has any authority to make or give any representations or warranty in relation whatsoever in relation to this property. iv) all rentals and prices are quoted exclusive of VAT. July 2023.

Crafted by Cab Property