

→ GLOUCESTER'S NEWEST WORKSPACE & STORAGE DESTINATION

THE
SHIRT
FACTORY
GLOUCESTER



→ A FORMER GLOUCESTER LANDMARK AWAKENS

→ 51 DERBY ROAD, GL1 4AE

**A NEW COMMUNITY OF
MODERN OFFICES, STUDIOS,
WORKSHOPS & STORAGE,
FOR INNOVATORS, MAKERS
& CREATORS.**



Outdoor communal space with on-site car parking and indoor bike storage

SMARTER BUSINESS

→ YOUR FUTURE STARTS HERE

Once home to the City's famous shirt makers, The Shirt Factory has been reimagined as Gloucester's smartest place to do business. But this isn't business as usual, it's better. Fueled by innovation and shaped by community, The Shirt Factory empowers ideas and drives transformation. Design-led workspaces where style and substance work to your advantage. A thriving mix of tech geeks, entrepreneurs, creatives, crafters and grafters. A vibrant community that comes together...and grows together.

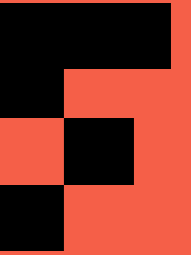
Offering a range of flexible workspaces and storage solutions, The Shirt Factory combines smart design with even smarter savings. Supported by a £15 million regeneration project powered by local investment and innovation, it's backed by a dedicated team and surrounded by an active community that inspires new ideas and meaningful collaboration.



OFFICES
& STUDIOS



RATES



→ OFFICE. STUDIO. WORKSHOP. WAREHOUSE. STORAGE.



WORK SPACE

PRIVATE SECURE SELF-CONTAINED
OFFICE

From 5 x 5 sqm (options to 1200 sqm)

FROM £725

+ VAT per month including service charge



STORAGE SPACE

SECURE SELF-CONTAINED
WORKSHOP / WAREHOUSING

From 7 x 4 sqm (CCTV & Access Control)

FROM £125

+ VAT per week



FLEXIBLE TERMS

FLEXIBLE FLOOR SPACE AND LICENCES
ALLOW YOU TO EASILY SCALE UP OR
DOWN
















FROM 6 MONTHS TO 5 YEARS

RENT FREE INCENTIVES AVAILABLE - CONTACT US TO DISCUSS HOW WE CAN TAILOR A SPACE TO SUIT YOUR NEEDS

AMENITIES

→ 32 UNITS AVAILABLE OVER THREE FLOORS

→ COMMUNITY. CONVENIENCE. CONNECTIVITY.

-  85 PARKING SPACES
-  EV CHARGING
-  SECURE INDOOR BIKE STORAGE
-  FULL FIBRE CONNECTIVITY
-  CCTV & ACCESS CONTROL
-  HEATING AND COOLING
-  INDIVIDUALLY METERED ELECTRICAL SUPPLY
-  SOLAR ENERGY, EPC B
-  CONFERENCE & MEETING ROOMS
-  COMMUNAL KITCHEN
-  BUSINESS LOUNGE
-  SHOWER & CHANGING FACILITIES
-  WC
-  STORAGE & WAREHOUSING OPTIONS
-  ROOF TERRACE



FUTURE PROOFED

- YOUR SUSTAINABLE DIGITAL WORKPLACE
- SUPERFAST. SCALABLE. SECURE. ECO-FRIENDLY.

The Shirt Factory is directly connected to local innovation. In partnership with the pioneering teams at Indectron and Officenet Systems, we provide tenants with a superior digital infrastructure built around Gloucestershire expertise.

Powered by one of the UK's fastest and most secure networks, we deliver performance you can rely on. Our digital superhighway drives efficiency, performance, and reliability – keeping your business ready for whatever's next.





→ TSF X INDECTRON → A DIRECT FIBRE LINK TO A TIER 1 DATA CENTRE

LIMITLESS POTENTIAL

⚡ LIMITLESS DARK FIBRE CONNECTION

- Superfast on-site connectivity starting at 10GB
- Direct connections into Public Cloud providers
- Private Ethernet services to Data Centre rack
- Backup Services utilising on-site direct connectivity

🗄️ SECURE GREEN DATA STORAGE

- Data Centre Space available in 1/4, 1/2 or Full Racks
- Meet ESG Objectives by utilising Green Office & Data Centre Space
- Protect data within a resilient secure ecosystem
- Cost effective solution compared to traditional deployments





→ THE SHIRT FACTORY GLOUCESTER

→ INSPIRING PROGRESS. IGNITING POSSIBILITY.

A PLACE WHERE INDUSTRY
MEETS INNOVATION -
WHERE CREATIVITY,
COMMERCE & COMMUNITY
THRIVE TOGETHER.

**WORKSHOPS
& STORAGE**



TRUE TO OUR ROOTS

→ MADE IN GLOUCESTER

The Shirt Factory is designed to enable ideas and business to flow. This unique former factory has been transformed into a modern work hub offering studios, offices, small scale industrial workshops and storage units for those looking for space to start or grow their business. With its industrial aesthetic, The Shirt Factory has a distinctly warehouse feel, one that is deeply rooted in the heart of Gloucester.





COLLABORATIVE COMMUNITY

→ INDIVIDUAL. INTEGRATED. IMMERSIVE.



The Shirt Factory is a place where like-minded individuals and the local community come together to make, create and connect through shared experiences.

It's a welcoming space where local charities and businesses can host events and workshops – helping residents feel involved and empowered in the ongoing regeneration of The Shirt Factory.

Workplace wellbeing, convenience and enterprise are at the heart of what makes The Shirt Factory such a compelling destination. Located at the centre of the community and the City, it offers an environment that supports collaboration, inspires creativity and helps attract and retain new talent.



LOCAL PRIDE

GLOUCESTERSHIRE'S MOTTO IS *PRORSUM SEMPER* - EVER FORWARD. THE SHIRT FACTORY ECHOES THIS. ESTABLISHED IN 1882 IT'S PART OF A LONG HISTORY OF MERCHANTS MAKING AND TRADING GOODS IN GLOUCESTER. ITS INNOVATIVE PAST IS SEWN INTO THE FABRIC OF THE CITY.

→ GIVING AN HISTORIC LANDMARK A NEW LEASE OF LIFE

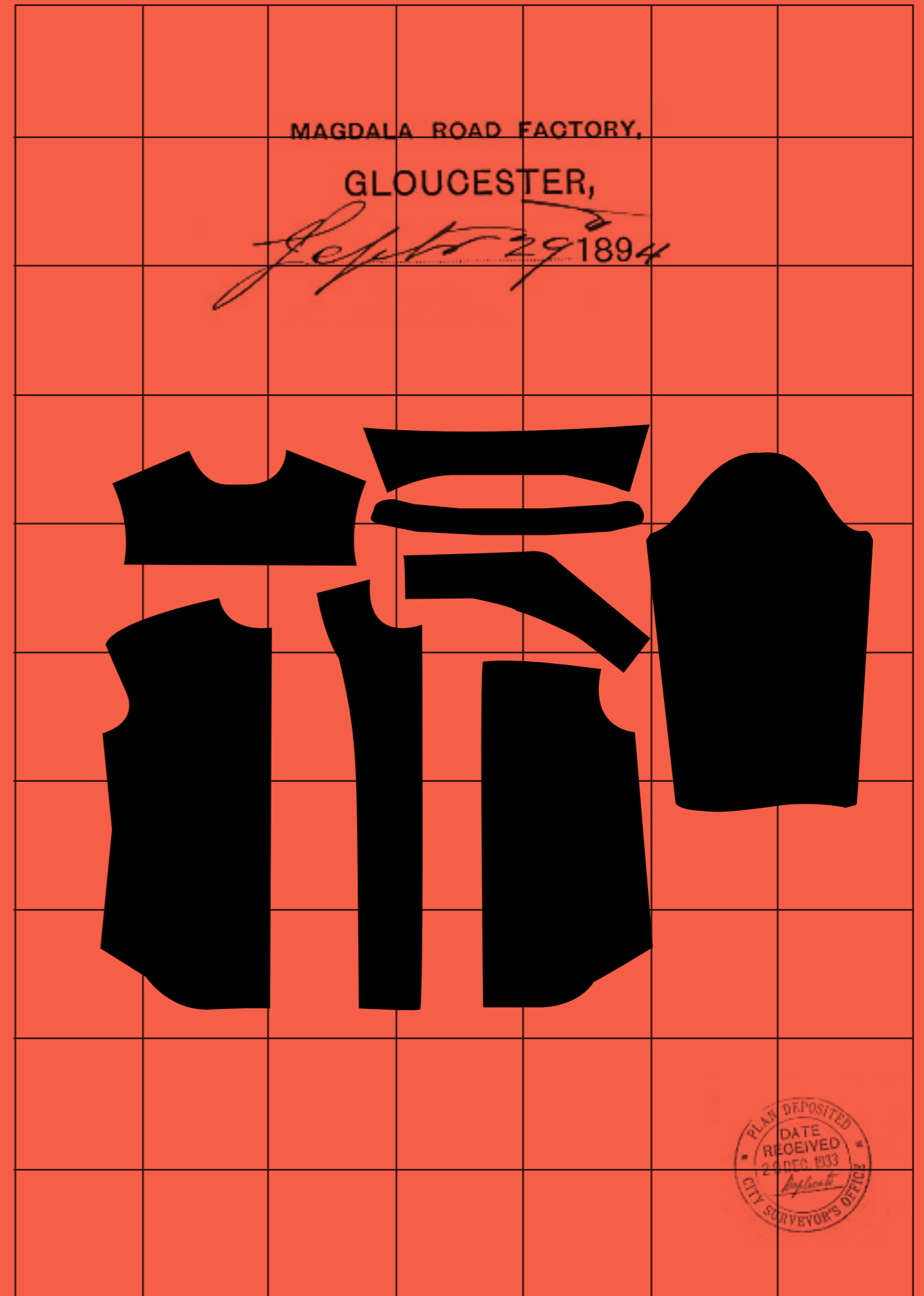


→ FROM THE ARCHIVES



The Gloucester Shirt Co. was founded in 1882 by H T T Higgins - and in the early 20th Century The Shirt Factory was born. In its prime it was a building of workrooms where every aspect of a shirt's anatomy was crafted by artisans. Still to this day, bespoke shirtmakers continue this tradition in Gloucester.

ESTD.
1882



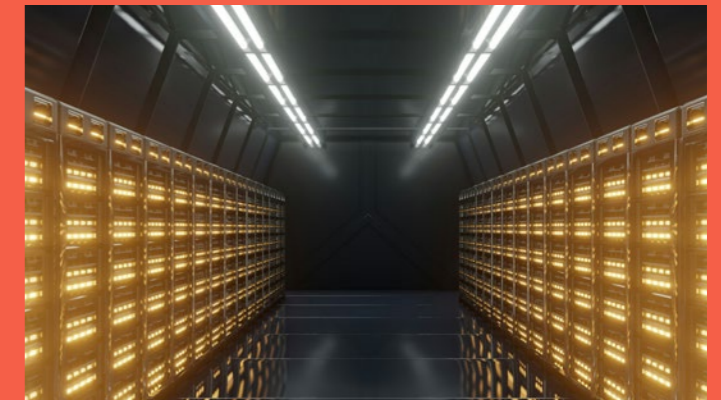


GROW IN GLOUCESTER

INVEST IN INNOVATION

→ THE OPPORTUNITY

Gloucester City's compact layout enables tenants to easily access everything they need on foot. Heritage, transport links, leisure and a bustling high street are all a short stroll away from The Shirt Factory.



The Shirt Factory will play a part in Gloucester's status as an attractive business destination.

The City is already home to a mix of successful businesses, new and established, that are at the forefront of tech and innovation.

The City Council and key partners have made a commitment to a long-term programme of regeneration that has put the city on a clear upward trajectory of success.

A broad range of first-class employers across all sectors and sizes call Gloucester home. The City and wider region offers strong graduate retention, a prime location with easy access to several major cities, ports and airports and reasonable affordability - all in the heart of a highly affluent area - making it an excellent place to do business.

REASONS TO GROW HERE...



→ CONNECTIVITY

Gloucester's central location as 'the crossroads of England' allows you to serve your clients however they need you to.



→ WORKFORCE

Gloucester is home to a growing population of skilled professionals able to meet the needs of industry, both old and new.



→ AFFORDABILITY

At the heart of a very affluent county and hinterland, Gloucester offers this affordable business location with no compromise on quality.



→ INVESTMENT

At the heart of Gloucester's development is the long-term regeneration of its city core, representing the City's ambitions for the future.



→ LIFESTYLE

Nestled in the centre of the county of Gloucestershire, fantastic local access offers the ideal balance between urban services and natural beauty.



→ SKILLS

Our education providers are busy creating the professionals of Gloucester's future through an extensive network of primary, secondary and tertiary education institutions.



→ SPECIALISM

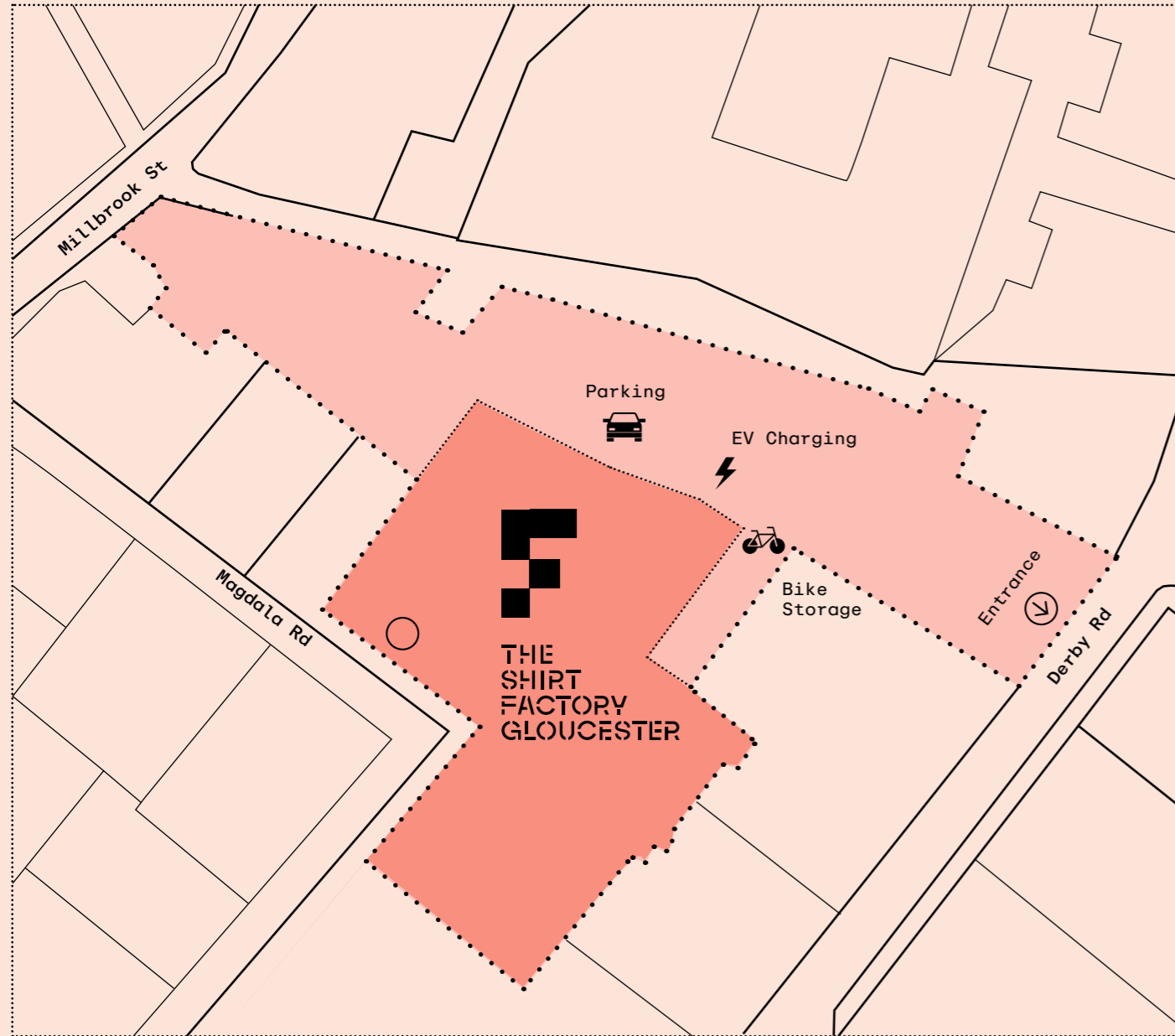
Gloucester has a highly diverse local economy, with a backbone of large, traditional employers complemented by a growing and innovative cluster of SMEs.



→ COLLABORATION

The knowledge of a host of partners within the City can ensure the investment you bring to Gloucester has the maximum impact.

THE SITE



- THE SHIRT FACTORY
- 51 DERBY ROAD
- GLOUCESTER
- GL1 4AE

THE CONNECTIVITY



→ Cheltenham (Train)	08 mins	→ Swindon (Train)	43 mins
→ GCHQ	10 mins	→ Bristol (Train)	48 mins
→ Gloucester Business Park	12 mins	→ Hereford	50 mins
→ Cheltenham	15 mins	→ Birmingham (Train)	57 mins
→ Gloucester Airport	15 mins	→ Cardiff (Train)	57 mins
→ Tewkesbury	20 mins	→ Oxford (Train)	1 hr 34 mins
→ Ledbury	28 mins	→ London (Train)	1 hr 43 mins
→ Ross on Wye	30 mins		

*By car unless otherwise stated

THE CITY

→ OUT AND ABOUT

1. Gloucester Cathedral
2. Gloucester Canal
3. National Waterways Museum
4. Museum of Gloucester
5. St Oswald's Priory
6. Historic Dockyards
7. Blackfriars Priory
8. Greyfriars Transport
9. Gloucester Station
10. Transport Hub
11. Gloucester Airport

→ RECREATION AND SPORT

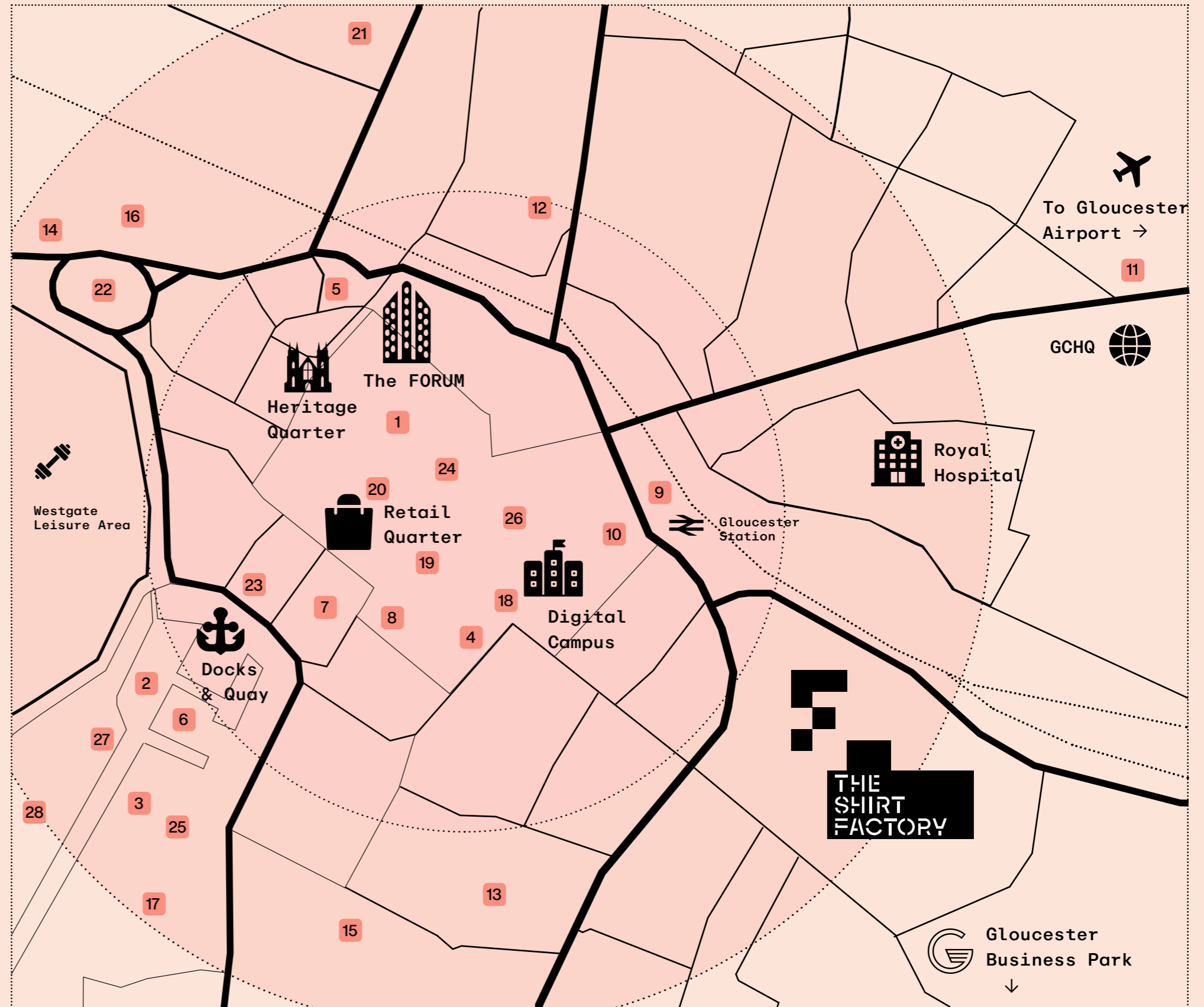
12. Kingsholm Stadium
13. Gloucester Park
14. Westgate Leisure Area
15. Gloucester Cricket Club
16. Riverside Sports and Leisure Club

→ RETAIL

17. Gloucester Quays Retail Mall
18. Kings Walk Shopping Centre
19. Eastgate Shopping Centre
20. Eastgate
21. Oswald Retail Park
22. Westgate Retail Park

→ ARTS AND CULTURE

23. Gloucestershire Academy of Music
24. Theatre Arts
25. Creative Workspace
26. University of Gloucestershire
27. University of the West of England
28. Gloucestershire College



GLOUCESTER
TRAIN STATION

→ 9 minutes



GLOUCESTER ROYAL
HOSPITAL

→ 7 minutes

THE FORUM

→ 9 minutes

ASDA

→ 8 minutes

M5 / MOTORWAY
NETWORK

→ 7 minutes

THE
SHIRT
FACTORY
GLOUCESTER



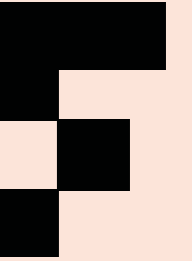
→ SECURE INDIVIDUAL UNITS

→ VARYING SIZES

THE

FLOOR

PLANS



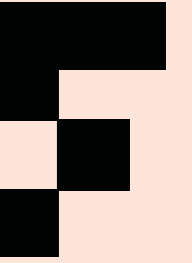
GROUND FLOOR

Unit	Size-Sqm	Size-Sqft
1	52.7	573.1
2	47.4	510.0
3	43.7	470.2
4	32.4	372.7
5	57.3	616.5
6	RESERVED	
7	RESERVED	
8	RESERVED	
9	92.4	994.2
9a	13.2	142
10	97.2	1045.9
11	RESERVED	

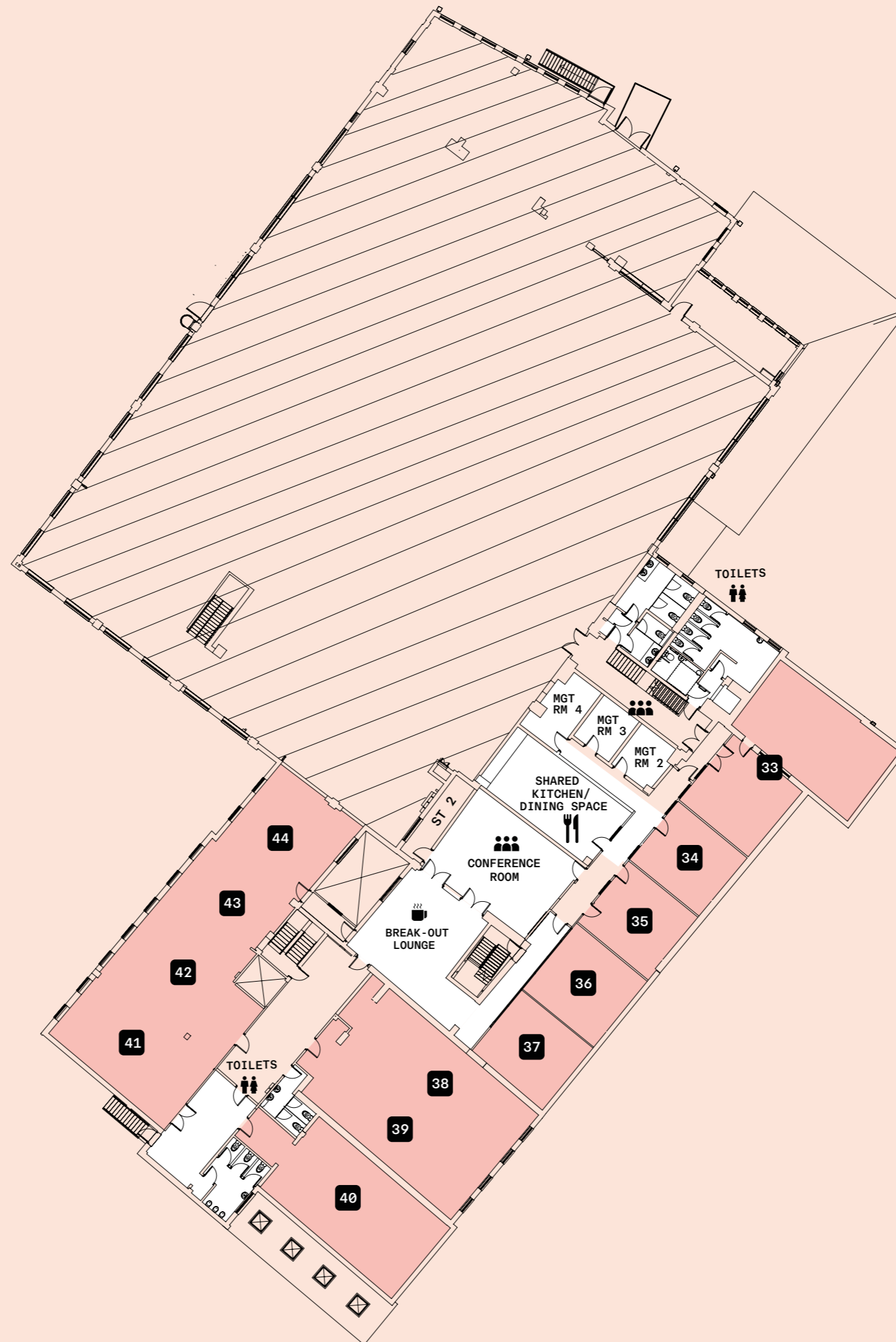


- Workshop/Storage
- Studio/Office
- Communal Facilities

IST.



FIRST FLOOR

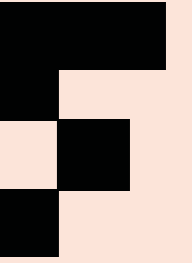


Unit	Size-Sqm	Size-Sqft
33	77.9	838.2
34	27.8	299.1
35	26.5	285.1
36	27.9	300.2
37	32.1	345.4
38	60.2	647.8
39	56.8	611.2
40	67.2	723.1
41	48.4	520.8
42	40.8	439
43	40.0	430.4
44	39.8	428.2

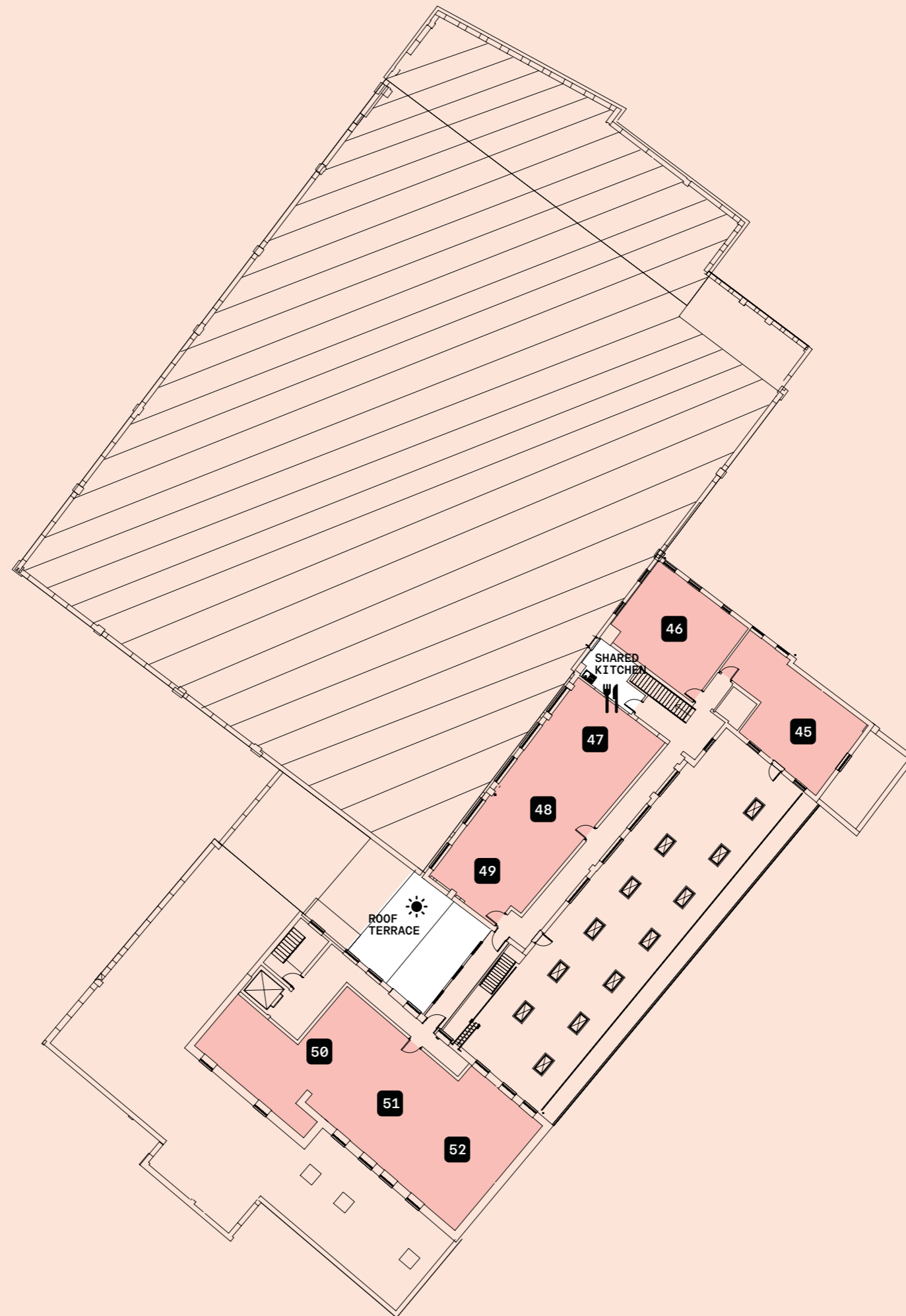
AVAILABLE AS ONE UNIT

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

2ND.



SECOND FLOOR



Unit	Size-Sqm	Size-Sqft
45	39.7	427.2
46	39.9	429.3
47	39.8	428.2
48	35.1	377.7
49	21.9	235.6
50	57.5	618.7
51	34	365.8
52	51.3	552

-  Workshop/Storage
-  Studio/Office
-  Communal Facilities



ENQUIRE TODAY!

Whether you're launching a new business, expanding, relocating or downsizing, The Shirt Factory has the ideal space for you.

Our terms are designed to provide you with the flexibility you need. Licences start with just a six-month commitment, there are no service charges or legal fees; you are free to leave at short notice with no pressure or long term obligations.

If you prefer the stability of a long-term arrangement, we offer longer licence with flexible terms to provide you with the security you need to help you grow.

County to County Property Group and any joint agent give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and County to County Property Group have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

3. These particulars were prepared from preliminary plans and specifications before the completion of the units. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final specifications could vary. Prospective tenants should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

4. Plans are deemed to be correct but precise details may vary. Internal areas are accurate to within 5%

County to County Property Group www.countytocounty.co.uk

THE SHIRT FACTORY GLOUCESTER

→ FOLLOW THE FACTORY

 @theshirtfactorygloucester

 www.linkedin.com/company/the-shirt-factory-gloucester

 theshirtfactorygloucester.co.uk

→ ALL ENQUIRIES

 hello@theshirtfactory.co.uk

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