

→ 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

OFFICES
& STUDIOS



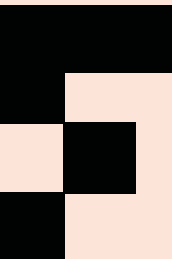
→ SECURE INDIVIDUAL UNITS

→ VARYING SIZES

THE

FLOOR

PLANS



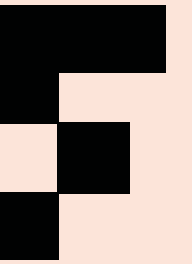
GROUND FLOOR

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	RESERVED	
11	RESERVED	



- Workshop/Storage
- Studio/Office
- Communal Facilities

1ST.

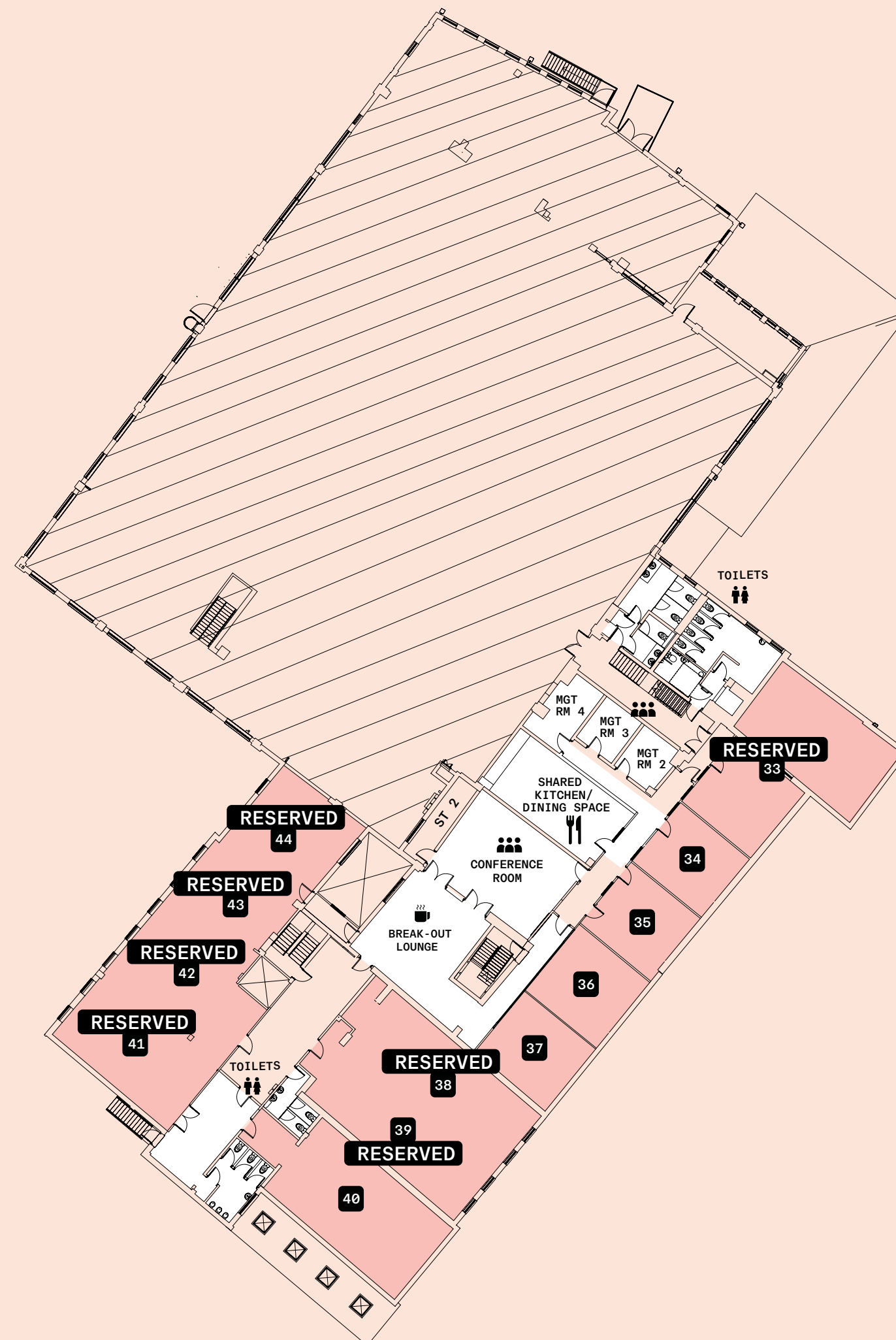


FIRST FLOOR

Unit	Size-Sqm	Size-Sqft
33	RESERVED	
34	27.8	299.1
35	26.5	285.1
36	27.9	300.2
37	32.1	345.4
38	RESERVED	
39	RESERVED	
40	67.2	723.1
41	RESERVED	
42	RESERVED	
43	RESERVED	
44	RESERVED	

AVAILABLE
AS ONE UNIT

AVAILABLE
AS ONE UNIT

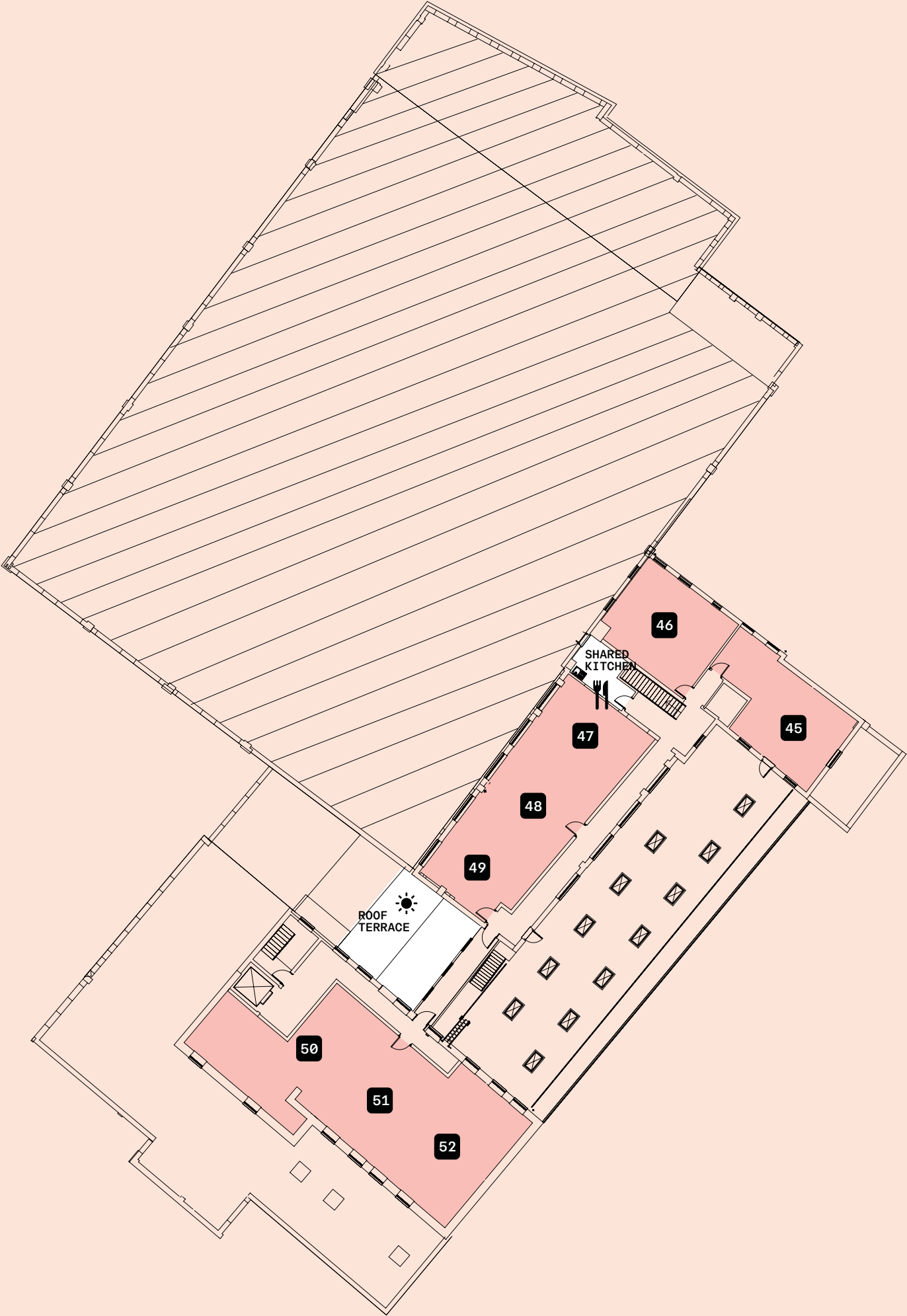


- Workshop/Storage
- Studio/Office
- Communal Facilities

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

AMENITIES

→ 32 UNITS AVAILABLE OVER THREE FLOORS

→ COMMUNITY. CONVENIENCE. CONNECTIVITY.



85 PARKING SPACES



EV CHARGING



SECURE & HEATED INDOOR BIKE STORAGE



FULL FIBRE CONNECTIVITY



CCTV & ACCESS CONTROL



HEATING AND COOLING



SOLAR ENERGY, EPC B



MEETING ROOMS



CONTENT SUITE, GREEN ROOM & PODCAST STUDIO



COMMUNAL KITCHEN



WC'S SHOWER & CHANGING FACILITIES



STORAGE & WAREHOUSING OPTIONS



ROOF TERRACE



STAFFED RECEPTION



DOG FRIENDLY







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.

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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

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 @theshirtfactorygloucester

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

 theshirtfactorygloucester.co.uk

→ ALL ENQUIRIES

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