

DOCKSIDE

Gloucester Docks

GL1 1HY



To Let

1,000 TO 40,000 SQ FT
DESIGNED FOR 15 – 250+ DESKS

Flexible, modern workspace in a prime waterfront location

The opportunity is **Here**

A professionally managed office building entering an exciting new chapter, with refurbished workspace, new partnerships and flexible opportunities for businesses of all sizes.



Managed reception
& concierge service



Complimentary coffee
bar & breakout space



Bookable meeting rooms
& co-working space



Private entrance
options



Ample car
parking



Bike
store



Refurbished
Cat A spaces



High-performance
connectivity



On-site gym &
shower facilities



Six passenger
lifts



Partnerships with
local businesses



EPC B
rating



More than a
Workplace

Dockside sits at the heart of Gloucester, where the city centre meets the waterfront, putting everything your team needs within easy reach.





Gloucester Quays, the Cathedral, and a strong selection of independent restaurants and cafes are all within easy walking distance: the kind of variety that makes a real difference to the working day.

Dockside tenants benefit from a partnership with Gloucester Brewery, including a 10% discount on beers and spirits, complimentary venue hire, monthly pizza lunch offers and a dedicated events calendar. A perks card brings everything together, with further partnerships across hospitality, wellness and retail planned.

On-site gym and shower facilities support an active working day from the outset. A dedicated wellness room is also on the way, as part of a long-term commitment to workplaces that work for people, not just business.

EARTH-CONSCIOUS BREWING
**GLOUCESTER
BREWERY**
- EST. MMXI -



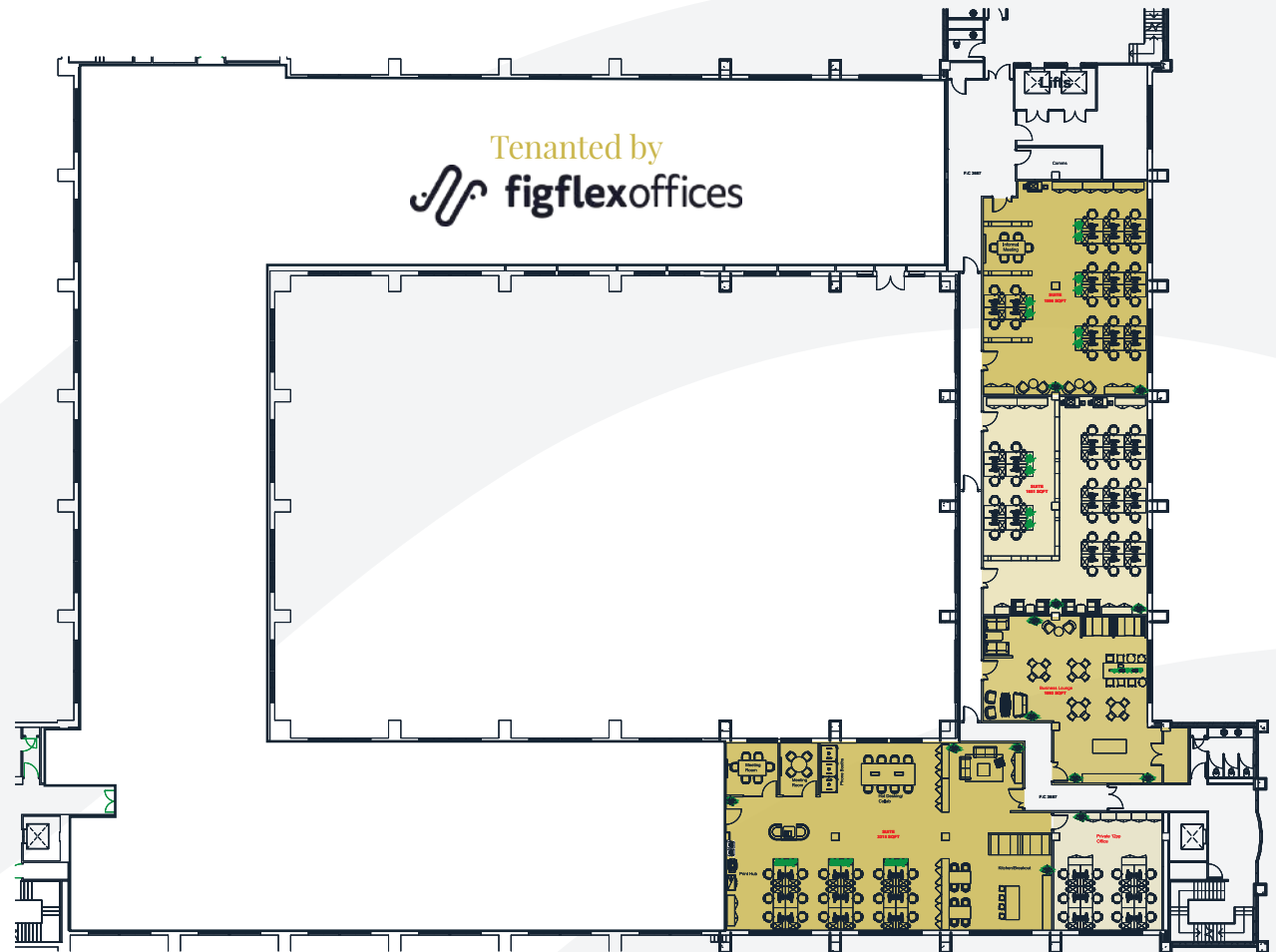
Floor One

Options from
c. 15 – 175 desks

1,600 – 8,750 sq ft

A modern, refurbished floor designed to adapt around your business. Take the floor as a whole or configure individual suites to suit your needs, with the option of a business lounge for collaborative or client-facing work. Fully furnished options are available, with everything ready from day one.

- Cat A fit out with modern design throughout
- Fully furnished options available
- Kitchenette facilities
- Business lounge configuration available
- Self-contained entrance option
- Dual floor access
- Available now



Ground
Floor

Now Fully Let



pib Group





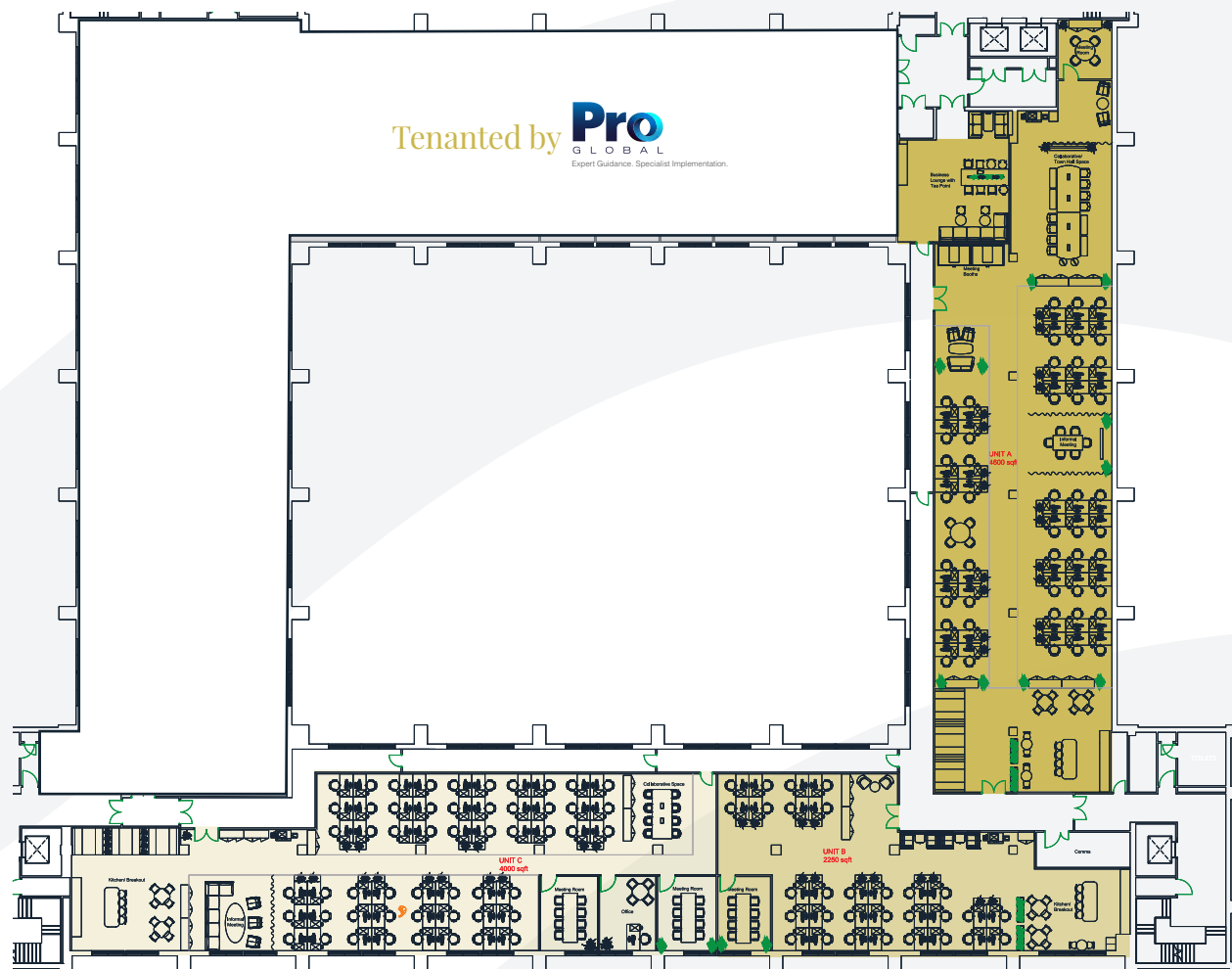
Floor Two

Options from
c. 20 – 250 desks

2,250 – 14,000 sq ft

A newly upgraded floor delivered to Cat A standard, with the flexibility to adapt the layout and configuration to suit your business.

- Multiple configurations available
- Exposed ceiling finish available
- Fully furnished options available
- Business lounge option
- Kitchenette & tea and coffee stations
- Self-contained entrance option
- Available now





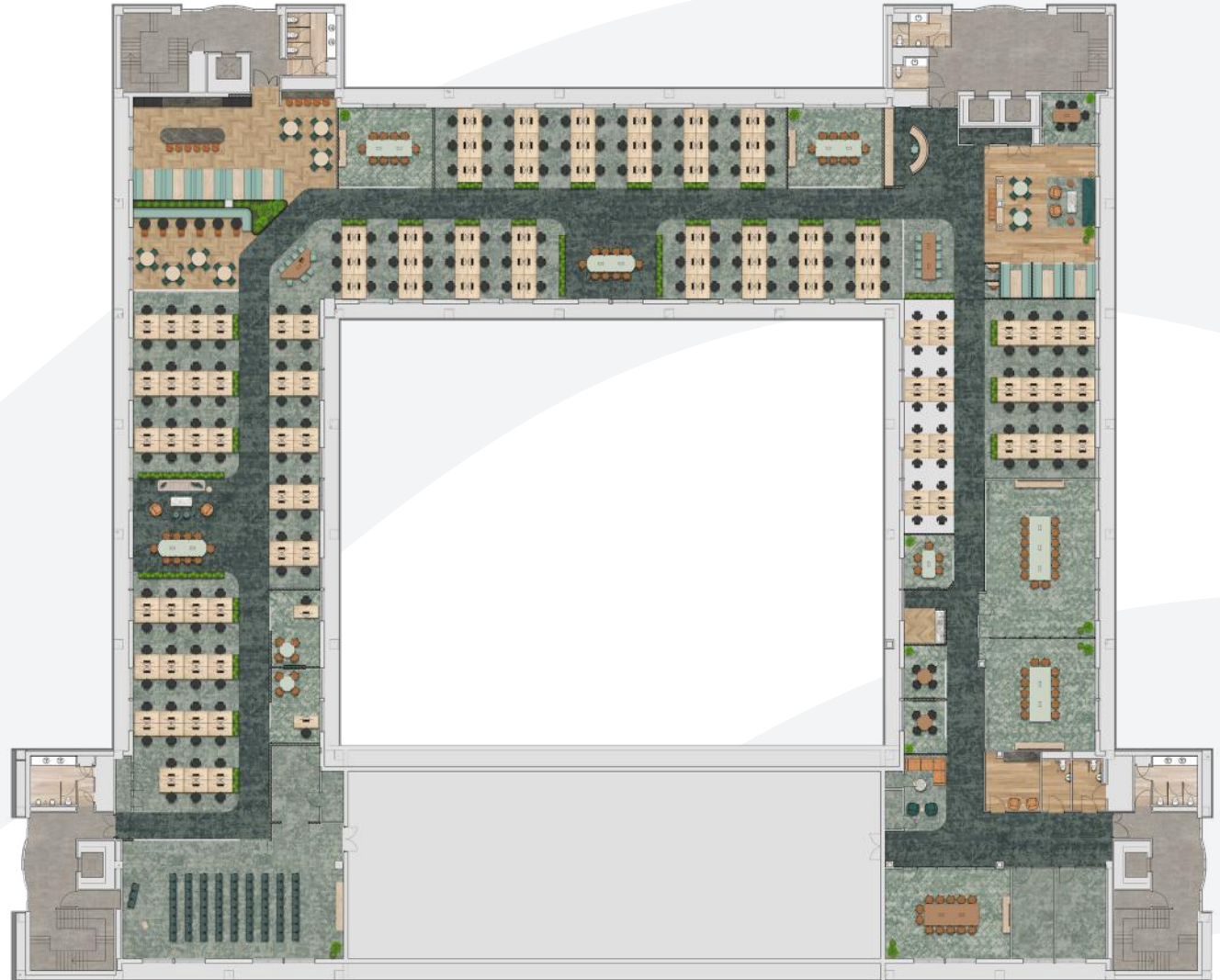
Floor Three

Totally adaptable
space c. 200+ desks

20,000 sq ft

The largest and most prominent floor within the building, offered as a single, self-contained headquarters space. Fully fitted to a premium specification, with panoramic views across Gloucester and the docks.

- Fully fitted office space
- Bookable meeting rooms
- Integrated conference facilities
- Dedicated access
- Self-contained entrance option
- Central heating
- Stunning views
- Available now



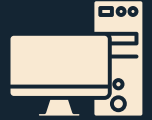




On-site team
management



Complimentary tea &
coffee



High-quality, UK-based
IT & telephony



Air-conditioned
meeting rooms



Business-grade
internet



Telephony &
telephone packages

Work differently with **figflexoffices**

FigFlex offers everything from single desks to 100+ person configurations, with collaborative zones and high-spec meeting rooms throughout. Our offices are private, professional and ready when you are.





Business lounge



Breakout areas



Contemporary furniture



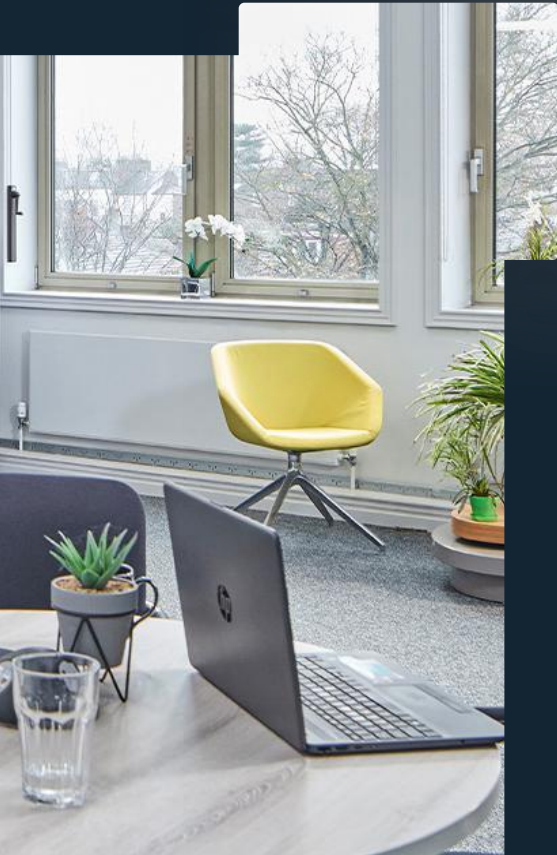
Virtual offices



Coworking spaces



Bookable meeting rooms



“As a new business start-up, the flexibility that FigFlex offices provide is great and it’s based in a fantastic building. The cherry on top of the cake is the fantastic team running the offices.”

Edward Newman, FigFlex Gloucester client

Connected by Location

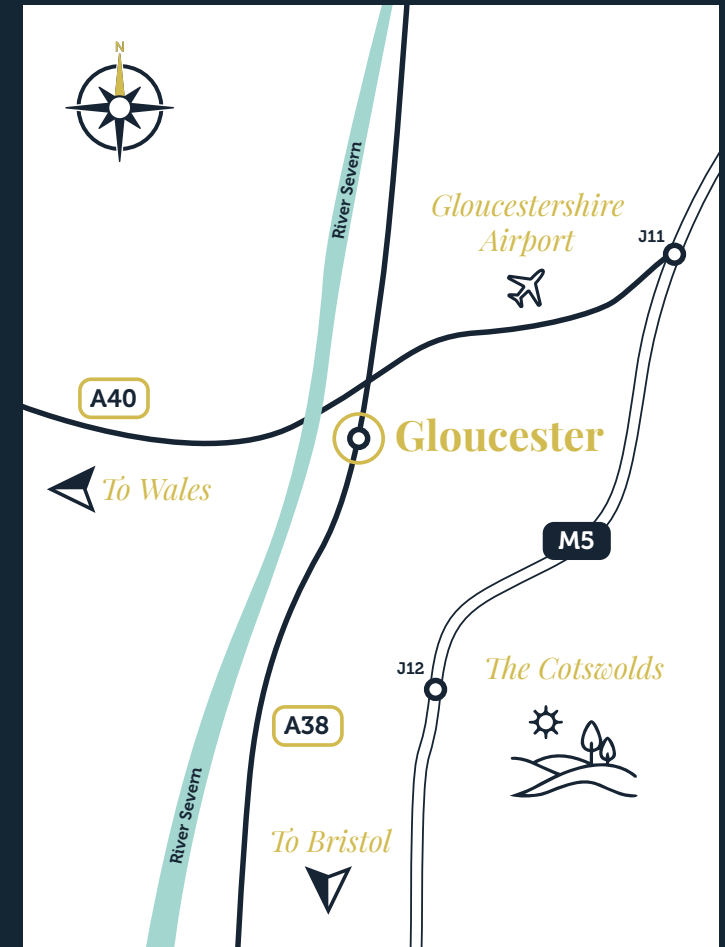
Local Highlights

- ① Gloucester Docks
- ② Museum of Gloucester
- ③ National Waterways Museum
- ④ Gloucester Brewery @ Warehouse4
- ⑤ Eastgate Shopping Centre
- ⑥ Gloucester Quays
- ⑦ Gloucester Cricket Club
- ⑧ Gloucester Park
- ⑨ Gloucester Cathedral
- ⑩ Train station





Wider Map



Make YOUR MOVE



Dockside, formerly Southgate House, combines flexible workspace, a sought-after waterfront location and outstanding connectivity to create a workplace designed for modern businesses.

Let's find your perfect office space



Tom Shaw
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