



TO LET Studio Rooms

The Padel Club

The Peel Centre
St Ann Way
Gloucester
GL1 5SF

Studio Room Available

Suitable for
Complementary Uses

Approximately 1,328 Sq Ft
(123.37 Sq M)

**NEW LEASES
AVAILABLE**

Leisure and Retail /
Shopping Destination
Provides High Footfall



Location

The Peel Centre is a popular and well-established mixed-use retail and leisure park. It is situated next to one of the UK's fastest growing outlet shopping destinations Gloucester Quays, and benefits from a catchment of approximately 384,000 people which generates high footfall to the area.

The park is comprised of a number of units, with occupiers including NEXT, The Padel Club, Hobbycraft, Home Bargains, Dreams, Sure Store and Bensons For Beds.

The park is accessed directly from St Anns Way, which is connected to the A430 Gloucester Southwestern Bypass, which links to the west of the city at the A40, to the south of the city towards Quedgeley Bypass (A38) and to the inner ring road, Trier Way, via the St Anne Bridge over the Gloucester & Sharpness Cancel.

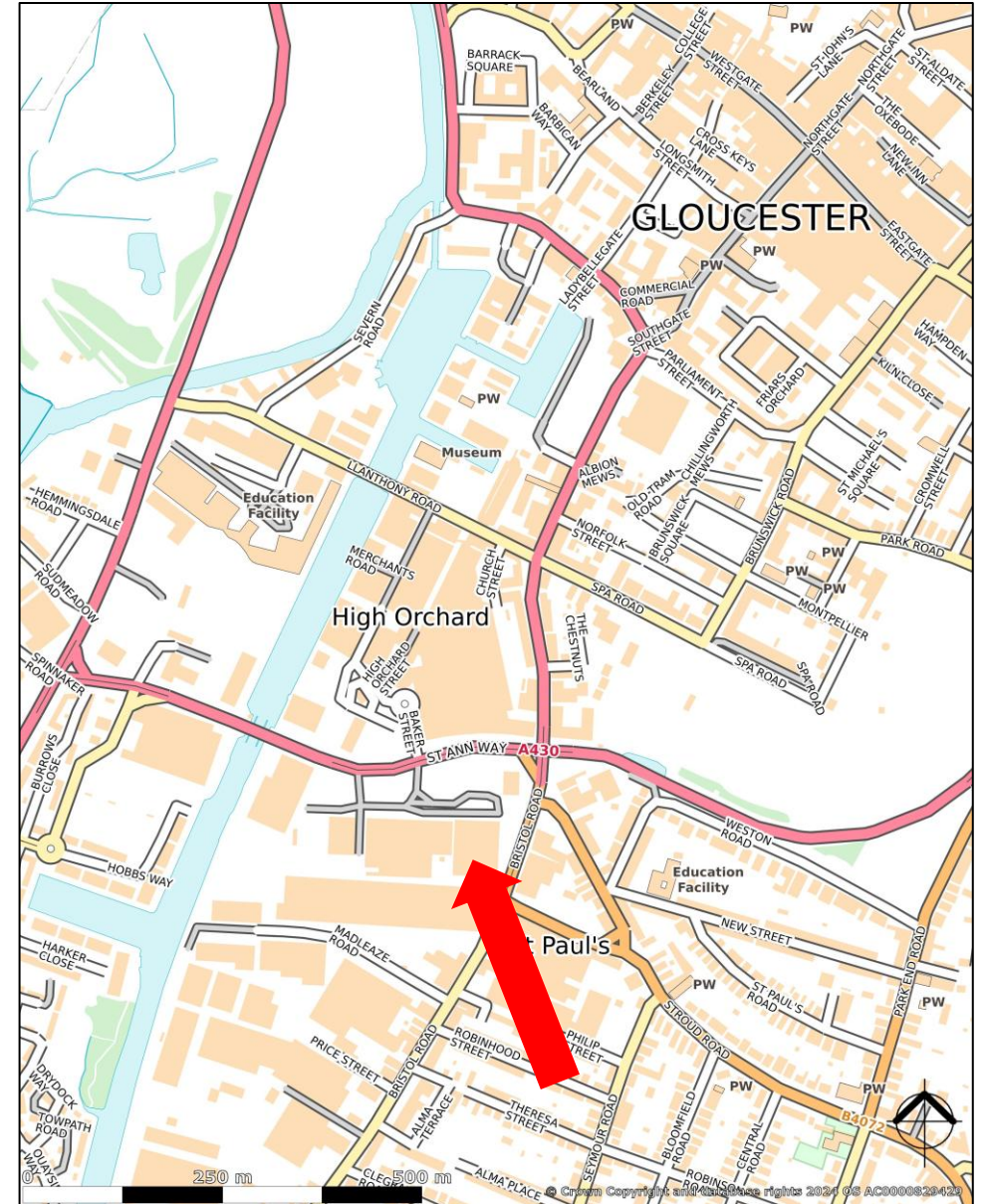
Retail



Leisure



**Nearby
Population**



Description

Located within the Padel Club building, there are two studio rooms available to lease, either separately or combined.

The studio rooms benefit from shared facilities, as well as split and secure internal access.

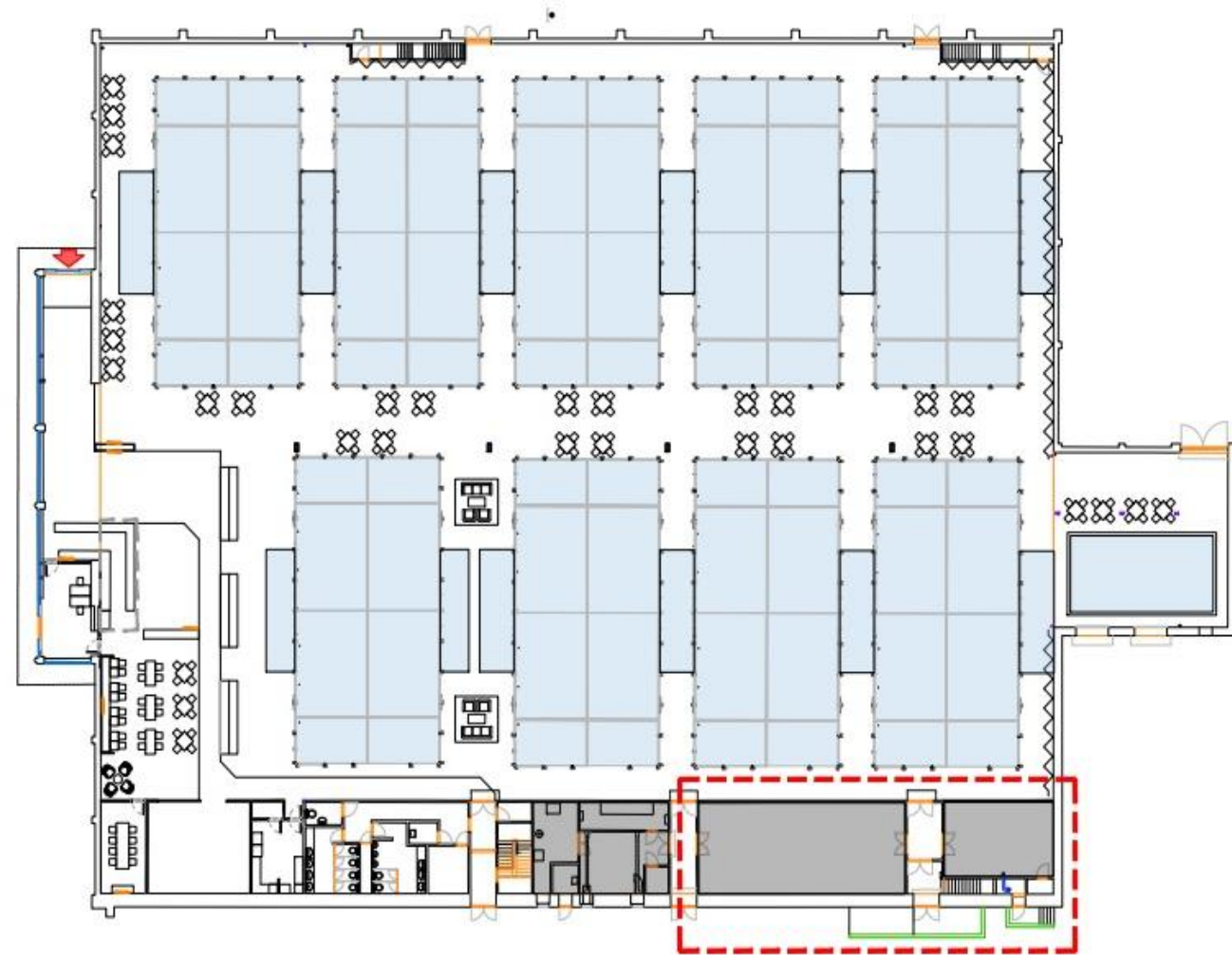
It is envisaged the studio rooms will be suitable for complimentary uses, such as for physiotherapy, chiropractic wellness or other health related purposes / treatments.

Car parking for both staff and customers, when attending facilities at the Peel Centre, is available on the estate to the front of the building (time rules apply).

Accommodation

All measurements are approximate Gross Internal Areas

Area	ft ²	m ²
Studio Room A	932	86.57
Studio Room B - LET	396	36.77





Terms

Rent

An all-inclusive rent and services package to be based on £15 per Sq Ft Per Annum, exclusive of VAT.

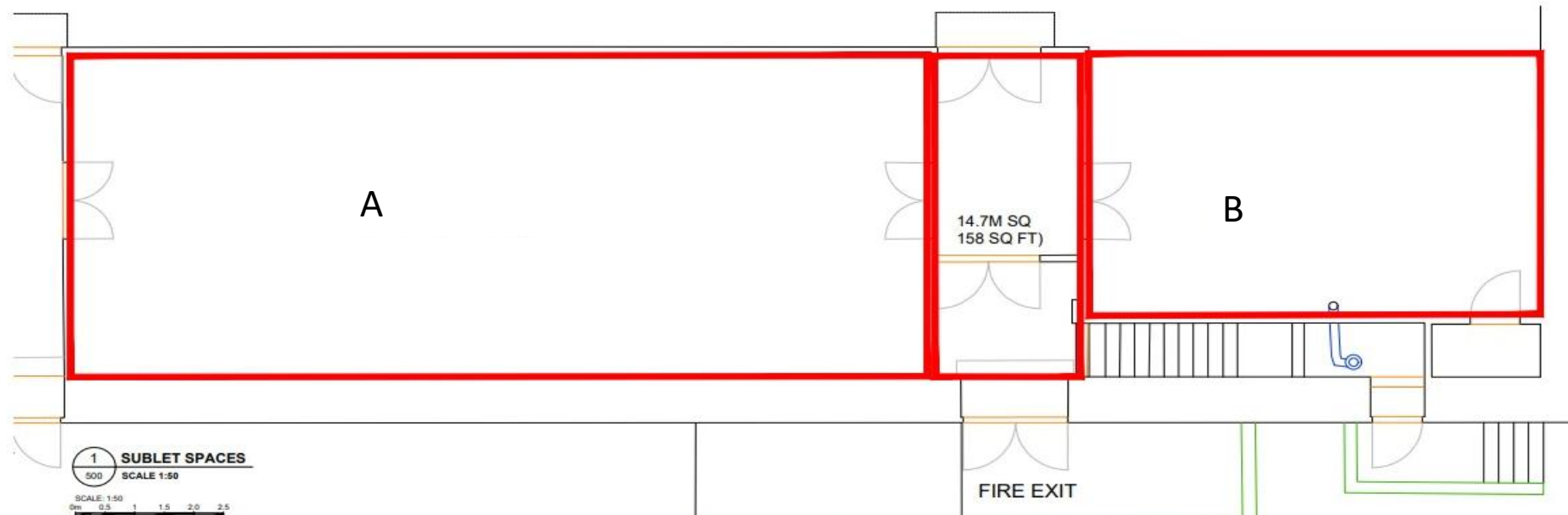
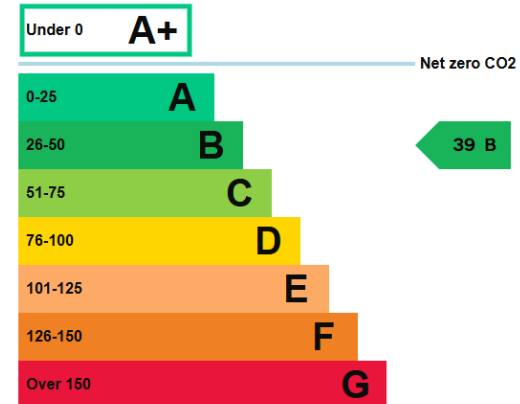
Lease Terms

The rooms are available separately or combined, on new internal repairing and insuring leases, to be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, on terms to be agreed.

Legal Costs

Each party is to be responsible for their own legal costs

EPC



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PROPERTY CONSULTANTS



Viewing Arrangements

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



Alder King Property Consultants

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AK Ref: GNAJGR/N100584

Date: November 2025

Subject to Contract



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