



FOR SALE

Eastbrook School

Eastbrook School
Eastbrook Road
Gloucester
GL4 3DB

AVAILABLE
FOR SALE

Educational Building
Fully Fitted and
Ready for Occupation

Approximately
19,456 sq ft
(1,807.50 sq m)



Location

Location

The property is located in Eastbrook Road which can be accessed from Eastern Avenue forming part of the A38 Gloucester Ring Road. There is also access from Metz Way which leads directly into the centre of Gloucester.

Eastern Avenue provides access to Junction 11 of the M5 Motorway network approximately 5 miles north east, Junction 11A approximately 4 miles east, and Junction 12 approximately 6 miles south.

Gloucester has a population of 132,400 (2021 Census) a catchment population within 10km of 211,000 and within 20km of 402,000 persons (2011 estimates). Gloucester's economy comprises a healthy mix of service industries, manufacturing, logistics, and a strong financial and business service sector.

Large private sector employers include Dowty Aerospace Propellers, EDF Energy, Ecclesiastical Insurance and Barnwood Group Ltd. Key public sector employers include the County and City Councils, Gloucestershire Royal NHS Trust GCHQ and HM Customs & Excise.

M5 J11



5 Miles North

M5 J11A



4 Miles East

Gloucester City Centre

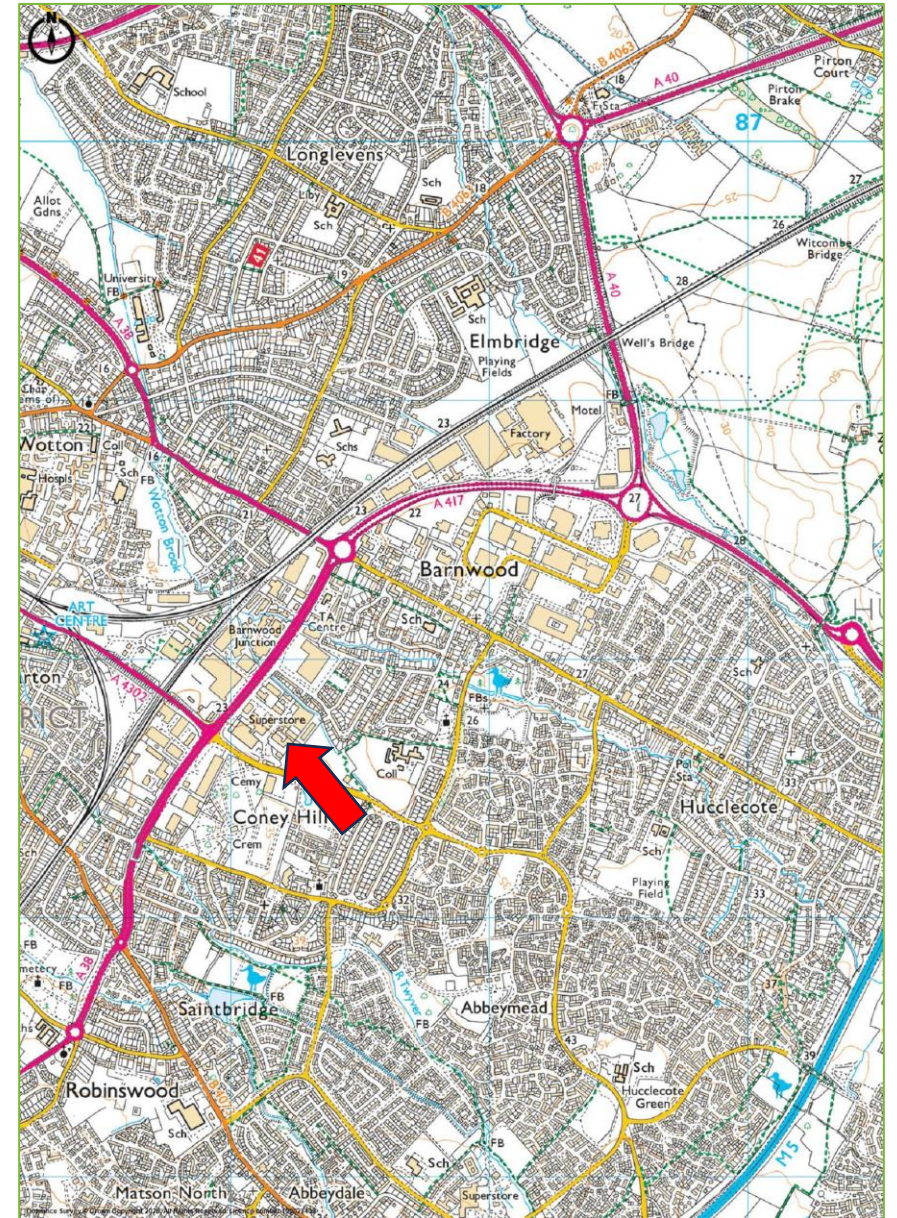


1.5 miles

Cheltenham



8 miles





Accommodation

Description

The property comprises a mix of converted and purpose built modern accommodation arranged over ground and first floor levels. The original building to the rear is a portal frame structure formerly in employment use. The modern structure is steel framed with composite panels and feature glazing.

The ground floor is well equipped with a reception area, large classrooms, a large hall, staff rooms, several offices and girls and boys WCs. The first floor comprises more large classrooms, a dedicated staff room, library, girls and boys WCs, a kitchen area and several offices.

There is a gated secure entrance off Eastbrook Road lead to a courtyard area at the front of the building.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Approximate Gross Internal Floor Areas

Area	sq ft	sq m
Reception	1,576	146.41
Ground floor	10,462	971.98
First floor	7,418	689.11
TOTAL	19,456	1,807.50





Rates | EPC | Terms

Planning

In April 2007, planning consent was granted to change the permitted use to a training centre (Class D1).

Interested parties should make their own enquiries to the Planning Department at Gloucester City Council.

Business Rates

The Valuation Office agency website states that from April 2026 the property has a rateable value of £109,000 (School and Premises)

Interested parties should make their own enquiries to Gloucester City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.
www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Terms

Freehold with vacant possession on completion.

Guide Price

£2.4M exclusive.

Legal Costs

Each party is to be responsible for their own legal costs.

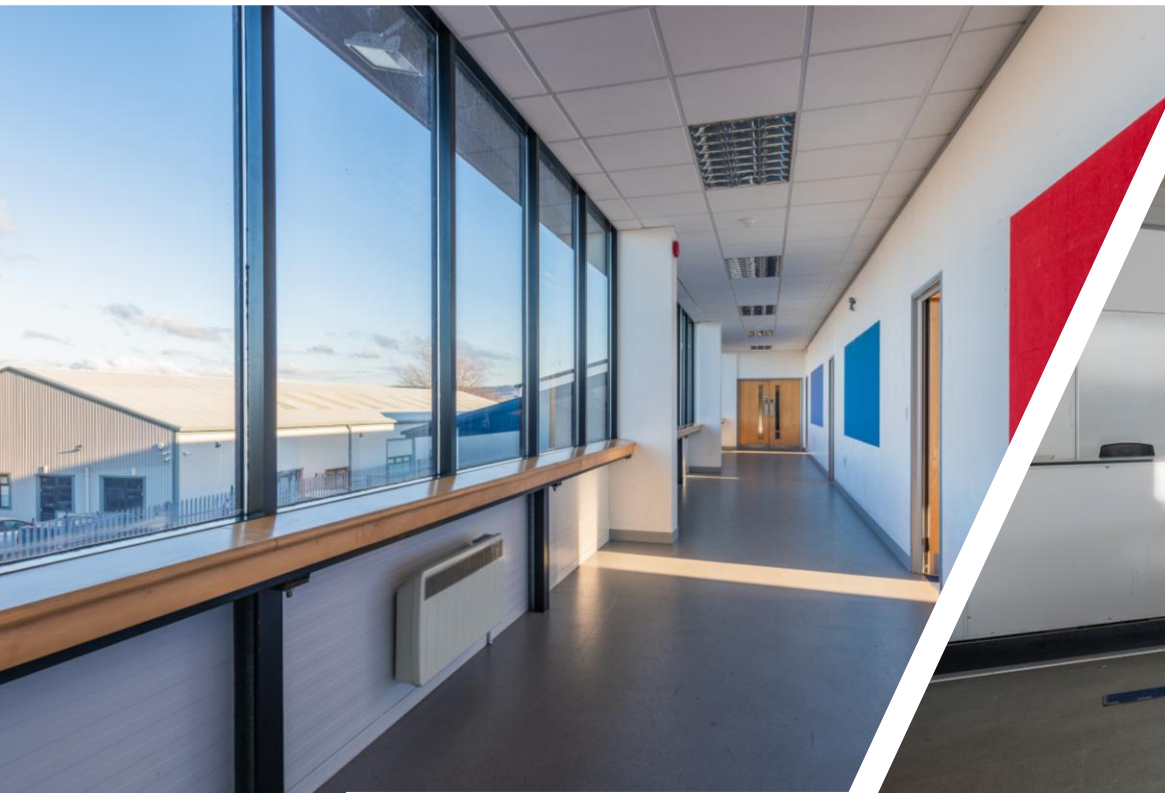
VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.







Viewing Arrangements

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



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AK Ref: AJGR/N102233

Date: February 2026

Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.