



**Gloucester Business Park**  
5220 Valiant Court  
GL3 4FE

**Preliminary Details**  
Grade A Office Building  
To Let



Grade A Office Space to be Fully Refurbished, From 9,670 to 30,256 sq ft

# Unrivalled On site Amenity

Gloucester Business Park is the region's premier business location and is positioned between Gloucester and Cheltenham. With direct access to the M5 Motorway Junction 11A and the A417/9 Gloucester Swindon trunk road.

The Park covers approximately 276 acres with occupiers including EDF Energy, BAE Systems, Lockheed Martin, NHS, BAE Systems and Ageas. The Park is a fully integrated business park with an excellent landscaped environment and unrivalled on-site amenity offerings including a Tesco Superstore, Costa Coffee, Subway, Greggs, Whittle Inn Restaurant, Premier Inn Hotel and a David Lloyd Racket Club.

5220 Valiant Court is a detached, high quality, three storey office building prominently located at the entrance to the Park. The building is to be fully refurbished.



# Accommodation



Indicative CGI



Indicative CGI



Indicative CGI



Suspended ceilings



Refurbished WC's



Refurbished lift



A total of 115 car parking spaces providing an excellent ratio of 1:263 sq ft



EPC Target B



New reception



Open plan floor plates



Raised floors

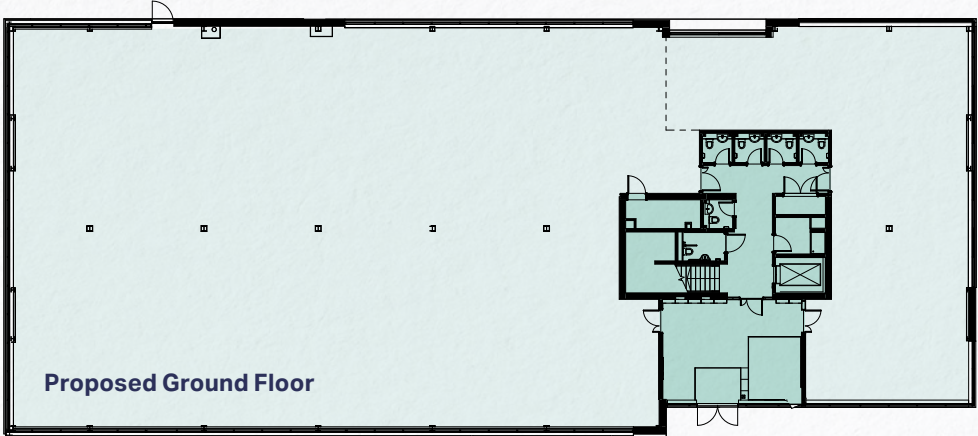
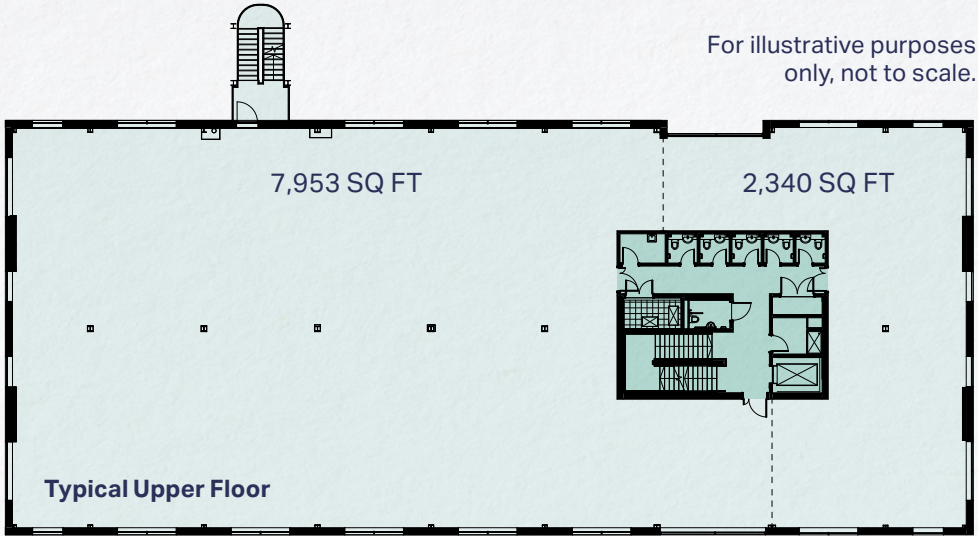


4 pipe fan coil air conditioning



LED lighting

For illustrative purposes only, not to scale.



The building has the following approximate net internal floor areas

----- Potential to split

Floor	Sq Ft (NIA)	Sq M (NIA)
Second	10,293	959.78
First	10,293	958.06
Ground	9,670	899.09
<b>Total</b>	<b>30,256</b>	<b>2,816.93</b>



# Strategically located between Gloucester and Cheltenham

Gloucester Business Park is superbly located approximately 4 miles east of Gloucester City Centre and at the intersection of the A417 and Junction 11a of the M5 motorway. Cheltenham is approximately 7 miles north east.

Location	Miles	Mins
A417	1.1	2
J11A M5	4.7	10
A40	4.7	10
Gloucester	3.7	10
Cheltenham	6.8	12
Swindon	33.0	35
Bristol	37.3	40
Oxford	45.2	60
Birmingham	54.9	65
Cardiff	62.3	65
London	110	160

Stations	Mins
Gloucester	12
Cheltenham Spa	14
Bristol Parkway	36
Swindon	49
London Paddington From Gloucester station	111
Airport	Time
Gloucestershire	12
Bristol Intl.	52
Birmingham Intl.	57
Heathrow	88

### Business Rates

Further information on the properties Rateable Value are available from the agents.

### VAT

The building has been elected for VAT.

### Availability

The building is available on leasehold terms either as a whole or on a floor by floor basis.

Full details are available from the agents upon request



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