

alder king

PROPERTY CONSULTANTS

TO LET

Building 2 Olympus Park Business Centre, Quedgeley, Gloucester, GL2 4DH

Detached Office Building
7,544 sq ft (700.9 sq m)



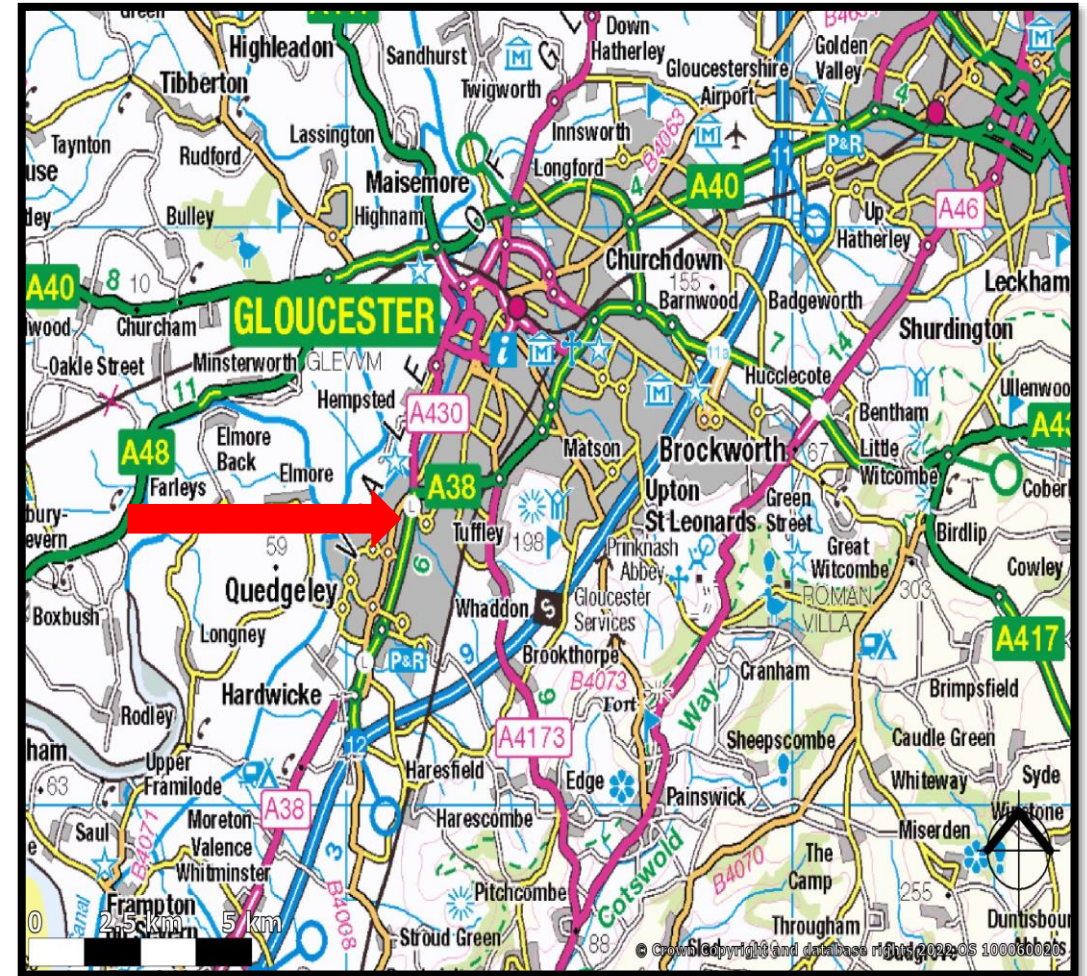
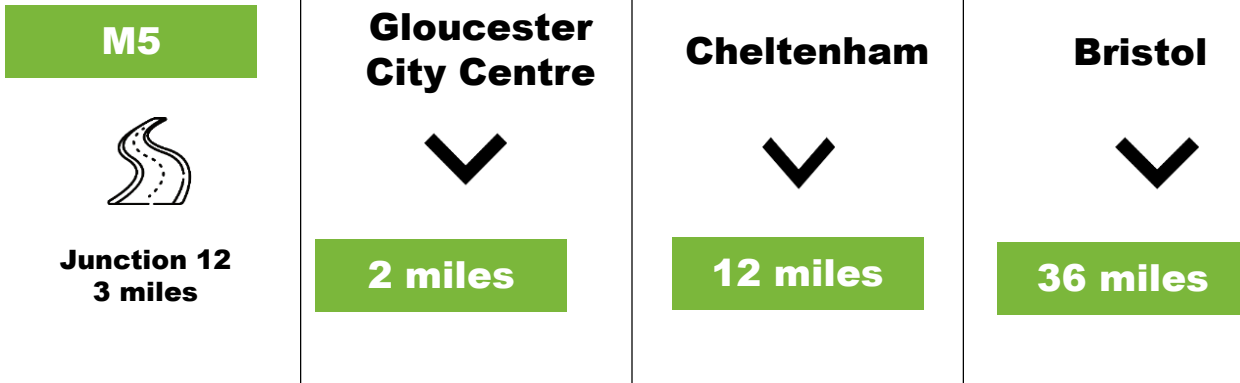
Location

Building 2 Olympus Park Business Centre comprises a detached two storey office set in mature landscaped grounds.

Olympus Park is located close to the major road intersection where the A38 joins the Gloucester Ring Road, the South West Bypass and the A430 Bristol Road.

Gloucester City centre is approximately 2 miles north and Junction 12 of the M5 Motorway is approximately 3 miles south.

There are many amenities within the immediate location providing retail, leisure and food and beverage offers.



Accommodation

Description

Building 2 comprises an attractive two storey detached office building of brick elevations under a pitched tiled roof.

The building currently provides a mix of open plan office space fitted to a high standard with a number of partitioned rooms.

Male, female and accessible WCs are provided with the service core together with a passenger lift.

The accommodation is fitted with suspended ceilings and recessed lighting, carpeting and has 28 car parking spaces.

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.

The accommodation is measured on an approximate net internal basis and comprises the following:-

Area	Sq ft	Sq m
Ground Floor	3,862	342.1
First Floor	3,862	358.8
TOTAL	7,544	700.9

Suspended ceilings



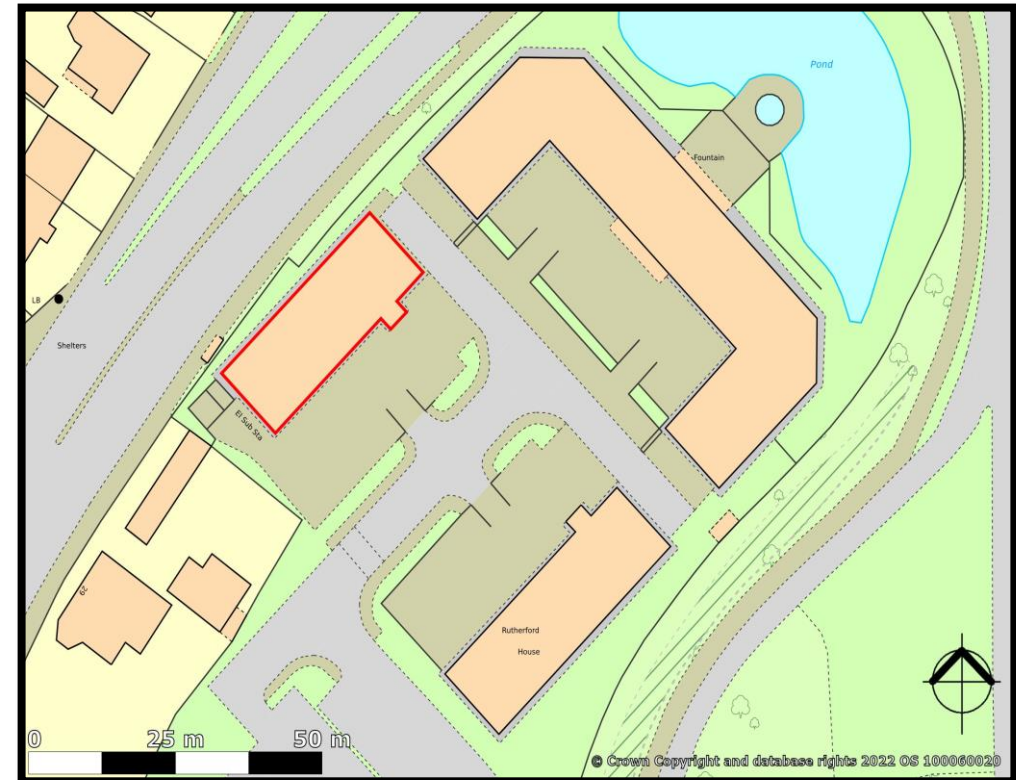
Onsite parking



Recessed lighting



WC facilities





Planning | Rates | EPC | Terms

Business Rates

The property requires a separate assessment.

Energy Performance Certificate

The EPC Rating is C and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The property is available on a new full repairing lease for a term of years to be agreed.

Rent

Full details on application.

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 rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

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

Viewing Arrangements

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



Alder King Property Consultants

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Gloucester
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www.alderking.com

AK Ref: AJGR/N97240

Date: August 2022

Subject to Contract



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Important Notice

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A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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.