



# FOR SALE

# Industrial Warehouse Building



Apollo Building, Olympus Park, Gloucester GL2 4NF

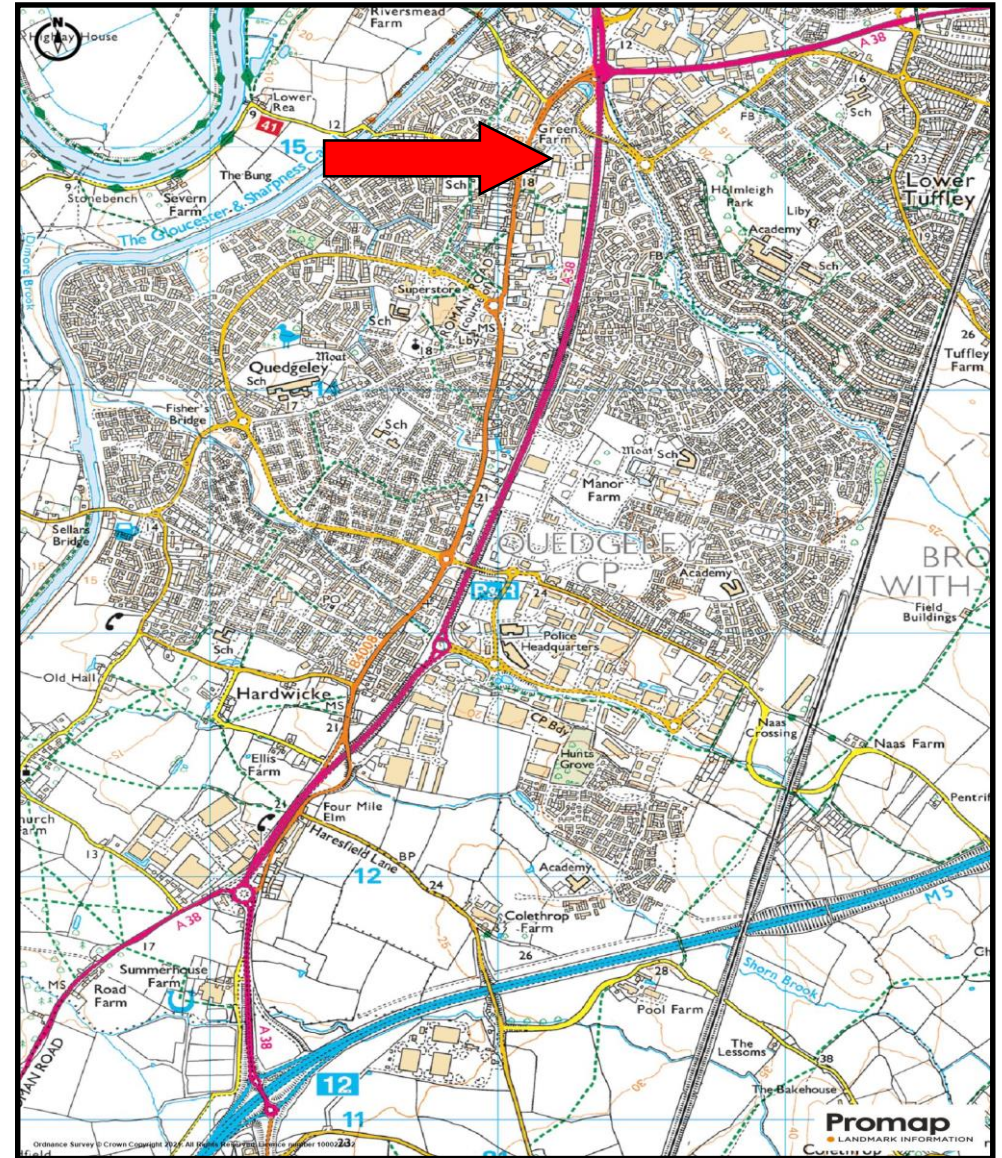
Approximately 27,179 sq ft (2,524.99m sq) GIA.

- Approximately three miles from Junction 12 of the M5 Motorway.
- Suitable for single occupation or subdivision
- Available for sale with vacant possession

# Location

The building is located within Olympus Park Business Centre which is located approximately 2 miles south of Gloucester City Centre and approximately three miles north of Junction 12 of the M5 Motorway via the A38 trunk road.

Olympus Park is an established and popular employment site and home to many high profile occupiers. The Park entrance is approximately 200 metres from the major road junction formed by the A38, the Gloucester Ring Road, The A430 Bristol Road and the South West Bypass. Communications are therefore excellent and the extension local amenities of Quedgeley are close by.



**M5**



**Junction 12  
3 miles**

**Gloucester  
City Centre**



**2 miles**

# Accommodation

## Description

The Apollo Building comprises a detached block of seven industrial warehouse units configured with a larger square shaped unit at the northern end and then a row of six smaller units running south.

Most recently the building has been occupied by a single company and the units are interconnected with extensive first floors providing office and storage space.

The building is constructed with brick, block and clad elevations with steel trussed roof supports under a sheeted roof internally lined. The height to the underside of the steel trusses is approximately 3.6 m.

Two sectional overhead loading doors provide access to the larger unit with additional doors providing access to the other space all accessed from a shared driveway to the side and rear of the building.

These are accessed from a loading apron to the rear of the building served by an access road shared by other adjoining occupiers.

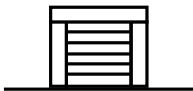
Pedestrian access points are located within the front elevations with car parking areas adjoining. WC facilities are located at various positions within the building.

## Terms

Freehold with vacant possession upon completion.  
Guide price £1.6M exclusive.

Area	Sq ft	Sq m
Ground floor	20,524	1,906.96
First floor	6,655	618.30
<b>TOTAL</b>	<b>27,179</b>	<b>2,524.99</b>

### Surface level Doors



### Office content



### Car parking spaces



# Planning | Rates | EPC | Terms

## Business Rates

### Business Rates

The Valuation Office website states that the property has a rateable value of £113,000, and that the rateable value will be £123,000 effective from 1st April 2023.

Interested parties should make their own enquiries to the local billing authority to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.

## Energy Performance Certificate

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

## Legal Costs

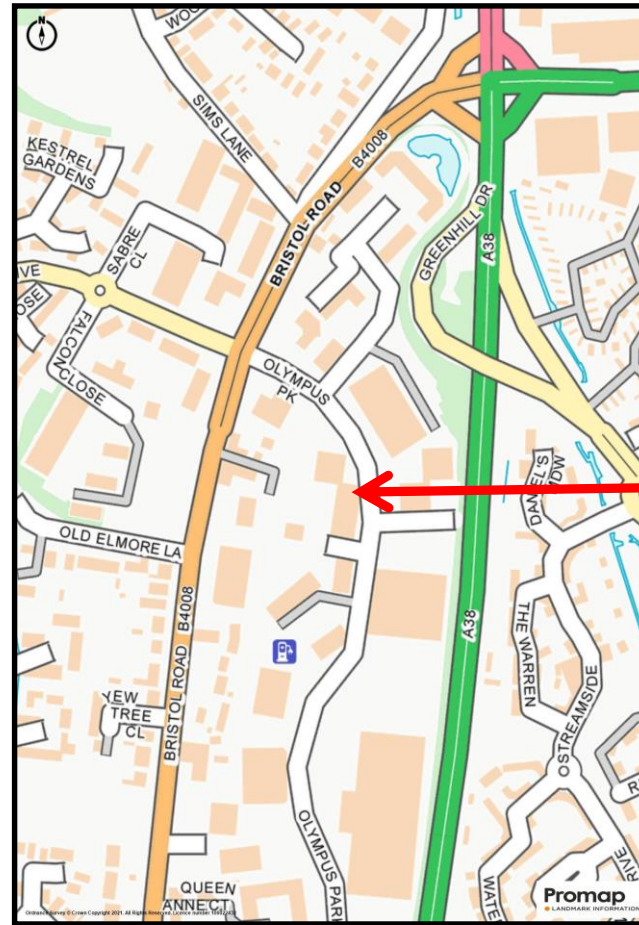
Each party is to be responsible for their own legal costs.

## VAT

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

## AML

A successful 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**  
Brunswick House  
Gloucester Business Park  
Gloucester  
GL3 4AA

[www.alderking.com](http://www.alderking.com)

**AK Ref:** AJGR/LDG/N96130  
**Date:** January 2023  
**Subject to Contract**



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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.