TO LET – Starter Unit

Unit 43, Space Business Centre, Olympus Park, Quedgeley, GL2 4AL

BK Bruton Knowles est.1862

- Establish Business location
- Starter Unit with Mezzanine
- 338 sq ft (GIA)
- New Lease Available

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Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF
01452 880000

SUMMARY

- 338 Sq Ft (GIA)
- Starter Unit
- Business Location
- Close to M5 Motorway

LOCATION

The property is located on the Space Business Centre, Quedgeley, Gloucester which comprises a number of small starter units offering a real community for small businesses.

The business centre is located on Olympus Park, one of the most popular business locations in Gloucester which is home to occupiers such as Severn Glocon, Arrk Europe and Yodel. The area benefits from strong transport links with Junction 12 of the M5 motorway just 5 minute drive away offering easy transport links to Bristol, Birmingham and the wider motorway network.

The area is also well served with public transport with regular bus services to Gloucester city centre.

DESCRIPTION

The Space Business Centre is a purpose-built, landscaped site designed for smaller and start up businesses. The site benefits from great amenities such as; shared facility blocks with WC's and Kitchens, CCTV and barrier access, which is closed overnight but accessible via a key fob entry system.

The property itself offers a self-contained starter unit which benefits from double doors and a first floor mezzanine perfect for additional storage or office space above the ground floor.

PARKING

1 car parking space.

EPC

D-90

ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
Ground Floor	22.5	242.2
Mezzanine	8.9	95.8
Total	**31.4**	**338**

RENT

£6,000 per annum exclsuive.

TERM

The property is available by way of a new lease on fully repairing and insuring basis.

VAT

VAT will be applied to all costs.

RATES

We understand the Rateable Values as at 1st April 2019 to be low;

Business Unit and Premises - £2,075

However we advise that all interested parties make their own enquiries with Gloucester City Council as there may be the potential for small business rates relief.

https://www.gloucester.gov.uk/

PLANNING CONSENT

The property is available to be used under Use Classes B1 and B8 of the Town and Country Planning Order 1987.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Subject to Contract August 2020

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property for Bruton Knowles and has no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs and measurements are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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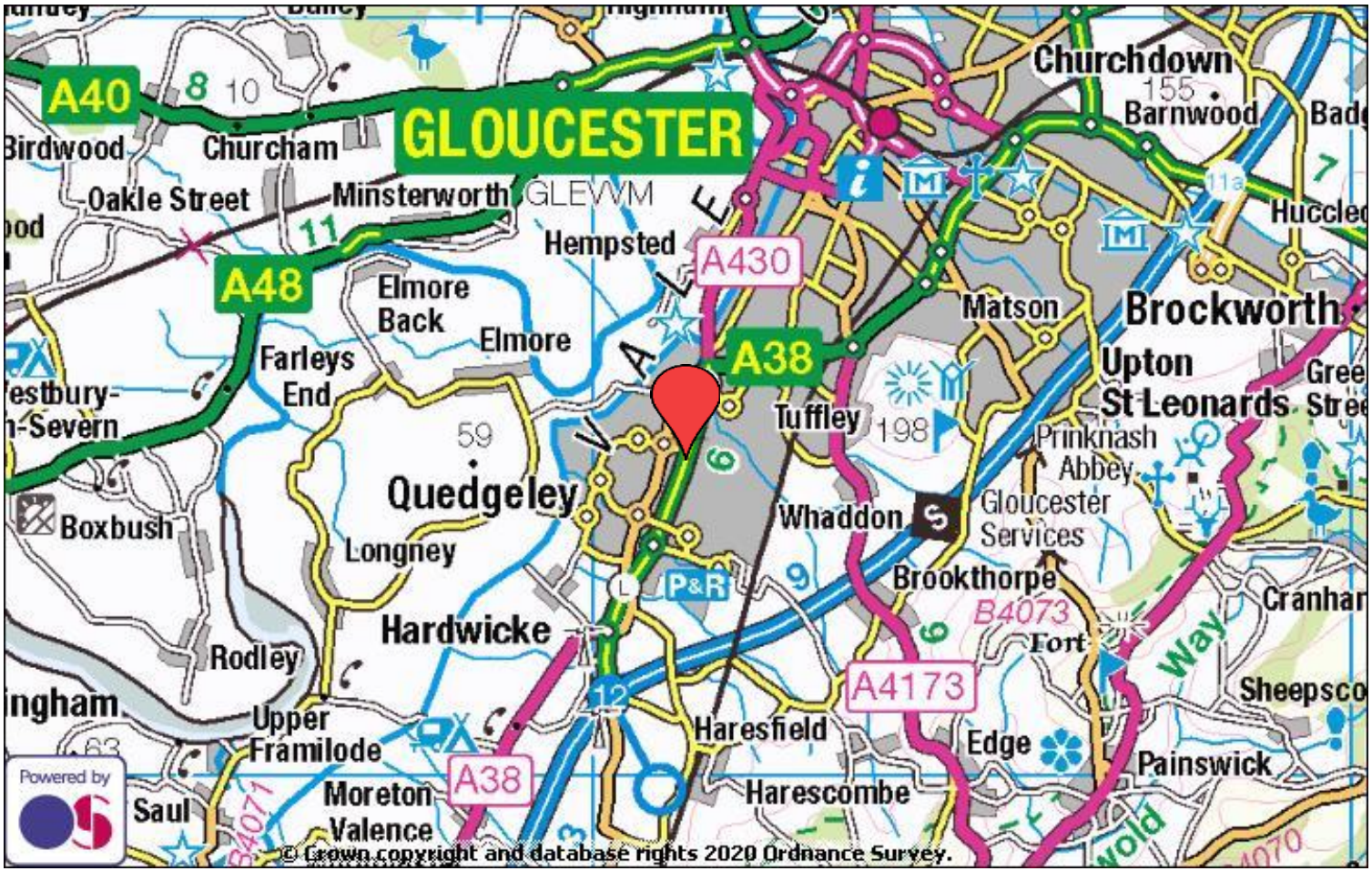

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