

# TO LET —First Floor Office

Part First Floor, Olympus House, Olympus Park, Quedgeley, GL2 4NF

**BK** Bruton  
Knowles

est.1862

**HW** Hawkins  
Watton



- High quality, open plan office
- New Lease Available
- Excellent office location
- Good parking provision



# TO LET —First Floor Offices

Part First Floor, Olympus House, Olympus Park, Quedgeley, GL2 4NF

## LOCATION

Olympus Park is a well established business park located south of Gloucester City Centre, less than two miles from Junction 12 of the M5 motorway providing excellent transport links to Bristol, Birmingham, Cardiff and London.

The local centres of Gloucester (10 minutes), Cheltenham (25 minutes) and Stroud (30 minutes) are easily accessed by car and public transport.

Gloucester benefits from fast and frequent inter city train links to major UK cities, with travel time approximately two hours into central London, Cardiff (1 hour) and Birmingham (1 hour 20 minutes).

There are a number of useful staff amenities in close proximity to the building, including a children's day nursery, local shops and cafes, food outlets, a hairdressers and major retailers including Tesco, Matalan and Boots.

## DESCRIPTION

The offices at Olympus House present high specification, open plan office accommodation at first floor level. Accessed via a communal ground floor reception, the office boasts both stair and lift access.

Olympus House benefits from gas fired central heating, refurbished WCs including shower facility and also features a large landscaped car park for the exclusive use

of the occupiers and their visitors, along with a covered bicycle rack. The first floor suite benefits from a good parking provision of one space per 200 sq. ft.

## EPC

C - 63

## ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
1 <sup>st</sup> Floor	294.87	3,174
<b>Total</b>	<b>294.87</b>	<b>3,174</b>

## RENT

On application.

## TERM

The property is available by way of a new lease on fully repairing and insuring basis, for a term of years to be agreed.

## VAT

VAT will be applied to all costs.

## RATES

The first floor has recently undergone refurbishment works to split the floor. A new rating assessment is to be confirmed.

However we advise that all interested parties make their own enquiries with the GOV UK rates valuation.

<https://www.gov.uk/correct-your-business-rates>

## PLANNING CONSENT

The property is available to be used under Use Classes B1 (offices) 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 or their joint agent, Hawkins Watton on the contact details provided.

*Subject to Contract February 2021*

### Robert Smith

07778 981032

[Robert.smith@brutonknowles.co.uk](mailto:Robert.smith@brutonknowles.co.uk)

### Phoebe Harmer

07516 507939

[Phoebe.harmer@brutonknowles.co.uk](mailto:Phoebe.harmer@brutonknowles.co.uk)

### John Hawkins

01453 753753

[john@hawkinswatton.co.uk](mailto:john@hawkinswatton.co.uk)

# TO LET —First Floor Offices

Part First Floor, Olympus House, Olympus Park, Quedgeley, GL2 4NF

**BK** Bruton  
Knowles

est.1862

**HW** Hawkins  
Watton

