

OLYMPUS PARK BUSINESS CENTRE



BUILDING 2 OLYMPUS PARK BUSINESS CENTRE, QUEDGELEY, GLOUCESTER, GL2 4DH

Available To Let as a Whole or Floor by Floor Basis **7,642 sq ft (710 sq m)** across ground and 1st floors with 28 parking spaces

TO LET SELF CONTAINED OFFICES

Alternative Uses

Office / Co-work | Medical | Higher Education / Nursery | Leisure / Gym

OLYMPUS PARK BUSINESS CENTRE

A RARE OPPORTUNITY UNDER USE CLASS E

| Constructed 2000

| Offices To Let – Modern open plan offices
with excellent natural lighting & A/C

| 7,642 sq ft (710 sq m)

| Across Ground & 1st Floor with 28 car parking spaces

| 2 miles from Gloucester City centre and
3 miles from J12 of the M5 Motorway



POTENTIAL ALTERNATIVE USES:



OFFICE /
CO-WORK



MEDICAL



HIGHER
EDUCATION



LEISURE /
GYM

OLYMPUS PARK BUSINESS CENTRE

THE BUILDING

2 Olympus Park is highly accessible via Gloucester City centre and Junction 12 of the M5 Motorway 2 and 3 miles away respectively.

The property benefits from a welcoming refurbished reception with high quality W/C's. The building can be refurbished in accordance with occupier requirements.

2 Olympus Park currently benefits from the following specification:

- | Self contained offices with glazed partitioning throughout the ground floor
- | VRV air conditioning
- | Open plan floor plates with excellent natural light
- | DDA compliant passenger lift
- | 28 car parking spaces
- | New Solar Panels being installed to increase the buildings renewable energy output
- | On-site landscaper/Gardener and new planting scheme being undertaken to increase biodiversity across the Estate



Nearby Occupiers

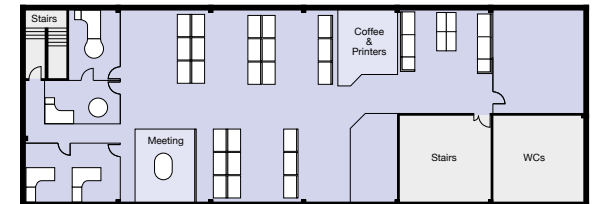
- Bruton Knowles
- Sanctus
- Kier Group
- Dee & Griffin Solicitors
- SpaMedica
- Brunson Financial

FLOOR PLANS

First Floor

3,754 sq ft (349 sq m)

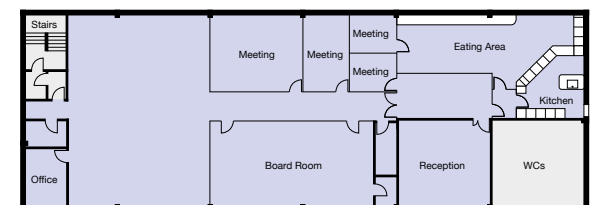
Floor	Area (Sq M)	Area (Sq Ft)
First Floor	349	3,754
Ground Floor	361	3,888
Total	710	7,642



Ground Floor

3,888 sq ft (361 sq m)

Floor	Area (Sq M)	Area (Sq Ft)
First Floor	349	3,754
Ground Floor	361	3,888
Total	710	7,642



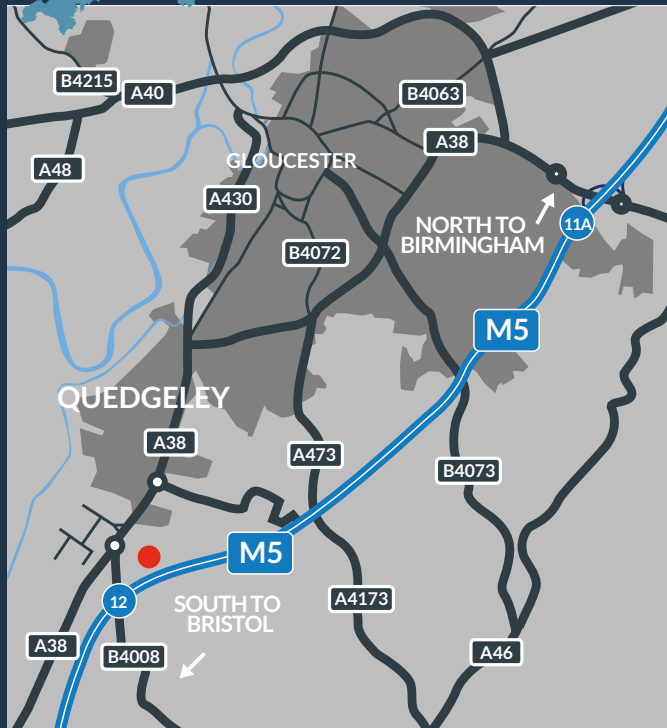
OLYMPUS PARK BUSINESS CENTRE

EASY ACCESS TO THE M5 & THE SOUTH WEST

LOCATION

2 Olympus Park is located in a prominent position overlooking the busy Cole Avenue / A38 / Bristol Road junction - and has excellent access to both the M5 J12 and Gloucester city centre.

Local amenity includes The Roastery Coffee Shop (voted Best Café in the South West 2018) and the Orchard Deli, as well as a wide range of shops and supermarkets in the nearby Quedgeley Retail Park only a short distance away.



FURTHER INFORMATION

Tenure

Leasehold.

Estate Charge

The building's contribution towards the maintenance of the landscaping and street scape is available upon request.

EPC

C74.

VAT

The building is elected for VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Proposal

The building is available to lease as a whole or on a floor by floor basis.

Consideration will be given to refurbishing the building in line with occupier requirements.



Misrepresentation Act 1967: Savills for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give Savills nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Designed by Moose Studios. November 2023.



Harry Allen

0117 910 2356

hrallen@savills.com

Sam Williams

0117 910 0310

sam.j.williams@savills.com