

TO LET — Units on Flexible Terms

Space Business Centre, Gloucester, GL2 4AL

BK Bruton Knowles

est. 1862



Established Business Park



Manned site



Onsite Parking



Flexible Terms

www.brutonknowles.co.uk

01452 880000

CODE 3653

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LOCATION

This commercial property available to let 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:

- Full loading access to each business unit 24/7.
- Dedicated unit and visitor parking
- Flexible mezzanine level with natural light.
- Two amenity blocks including shower facilities.
- CCTV and security barrier

EPC

Each unit benefits from EPC rated E or above.

ACCOMMODATION (GIA)

AREA	SQ FT	PCM	AVAILABLE
Unit 23	510	£ 721 + VAT	Immediately
Unit 29	357	£ 567 + VAT	Immediately
Unit 35	434	£ 650 + VAT	Immediately
Unit 49	465	£725 + VAT	Immediately
Unit 51	484	£ 760 + VAT	Immediately
Unit 52	477	£ 755 + VAT	Immediately
Unit 53	516	£ 773 + VAT	Immediately

SERVICE CHARGE/ BUILDING INSURANCE

Service charge and building insurance is included in monthly rental.

Please note that utilities are Tenant responsibility.

PARKING

There is external shared parking onsite. Contact agent for further details.

TERM

The units are available by way of monthly rolling license.

VAT

VAT will be applied to all costs.

BUSINESS RATES

It is advised that all interested parties make their own enquiries with the GOV UK rates valuation.

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

PLANNING CONSENT

Interested parties are advised to make their own enquiries with the local authority.

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.

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CONTACT

Julija Naumova

Property Manager

07511 224873

Julija.Naumova@brutonknowles.co.uk



Olympus House,
Olympus Park, Quedgeley,
Gloucester, GL2 4NF

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