alder king
PROPERTY CONSULTANTS

INDUSTRIAL WAREHOUSE UNIT

TO LET

Unit 12A,
Olympus Business Park,
Quedgeley,
Gloucester, GL2 4NF

Approximately 12,063 sq ft (1,120.68 sq m)

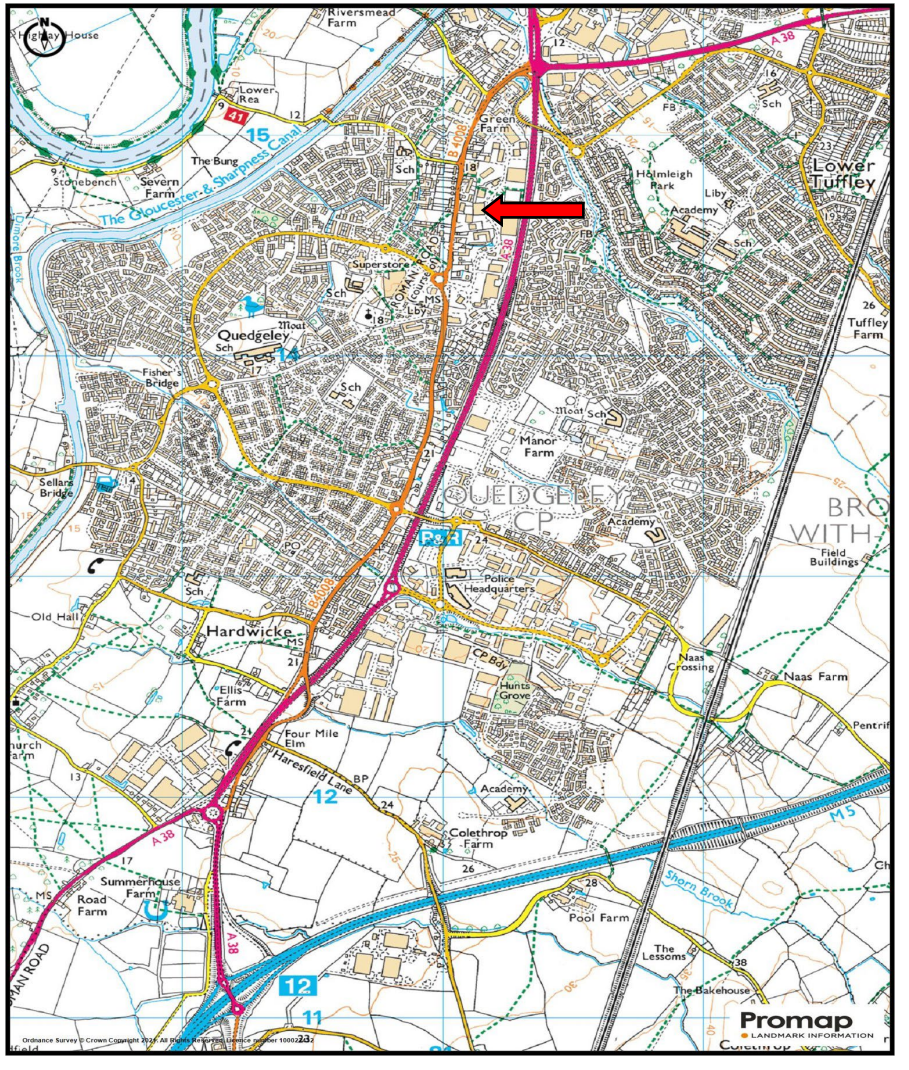
- Industrial Warehouse Building with
- Ground and First Floor Offices
- Well-established Business Park
- Close Proximity to J12 of the M5 Motorway
- Available on New Lease
- 250KVA Power Supply

Location

The property is located within Olympus Business Park, which is approximately two 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	Gloucester	Bristol
Junction 12 3 miles	2 miles	30 miles



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Accommodation

Description

Unit 12A is a high quality industrial warehouse building, part of an adjoining pair of units built on a steel, hipped portal frame with brick and clad elevations. Two storey offices are located at the front and there is a staggered party wall division between it and the adjoining Unit 12.

The industrial warehouse area has a good working height, being approximately 6.0 m to haunch and approximately 8.5 m to the ridge.

A small loading door is located in the right hand elevation via an external area utilized by Unit 12A and Unit 11 to the north.

The office space is predominantly open plan and fitted with perimeter trunking, isolated power sockets centrally, central heating and carpeting.

The property has five demised car parking spaces to the left of its loading door plus additional spaces in a car park located on the other side of the adjoining Unit 12.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Rent

£134,950 per annum exclusive.

Terms

The property is available on a new lease on terms to be agreed.

Area	Sq ft	Sq m
Industrial Warehouse Area	9,895	919.27
Ground Floor Offices	1,084	100.71
First Floor Offices	1,084	100.71
TOTAL	**12,063**	**1,120.68**

Rates | EPC | VAT

Business Rates

The property will require a separate assessment for business rates. Interested parties are advised to make their own enquiries at the billing authority.

Energy Performance Certificate

The EPC Rating is C-71 and the full certificate can be provided on request.

Code for Leasing

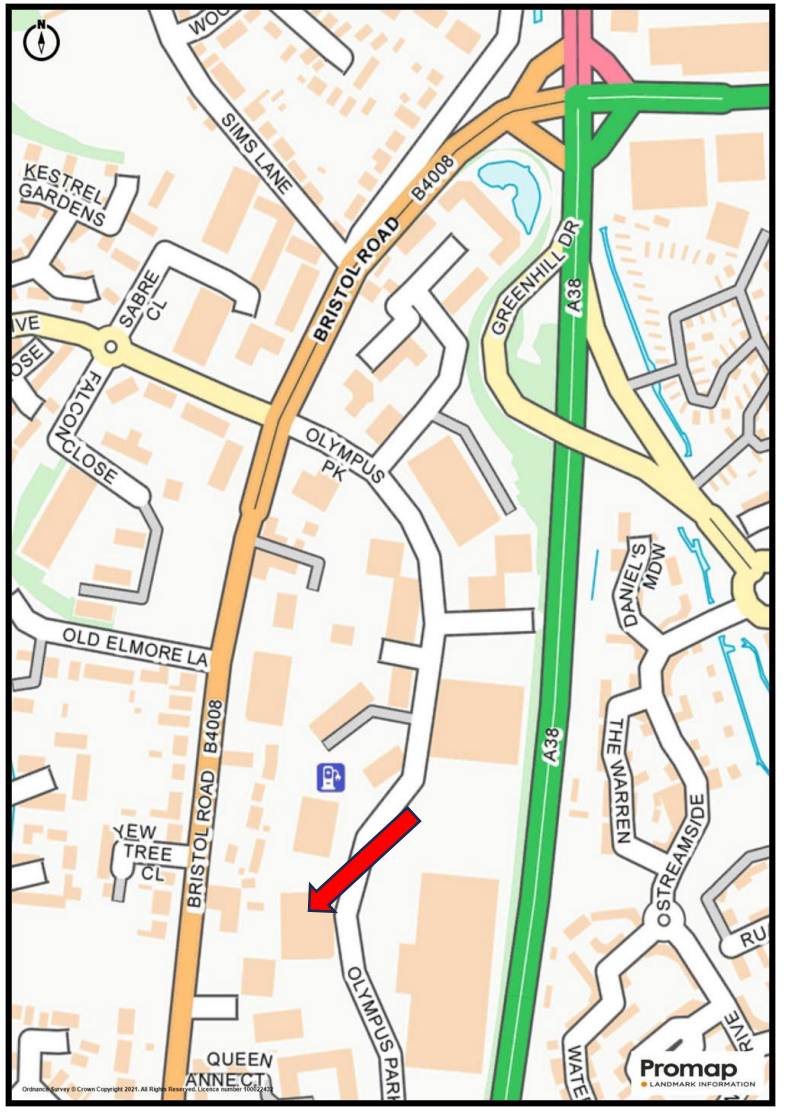
For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020]

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 rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

Alder King Property Consultants
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Gloucester Business Park
Gloucester
GL3 4AA
www.alderking.com

AK Ref: AJGR/GN/N101364
Date: May 2025
Subject to Contract

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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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.