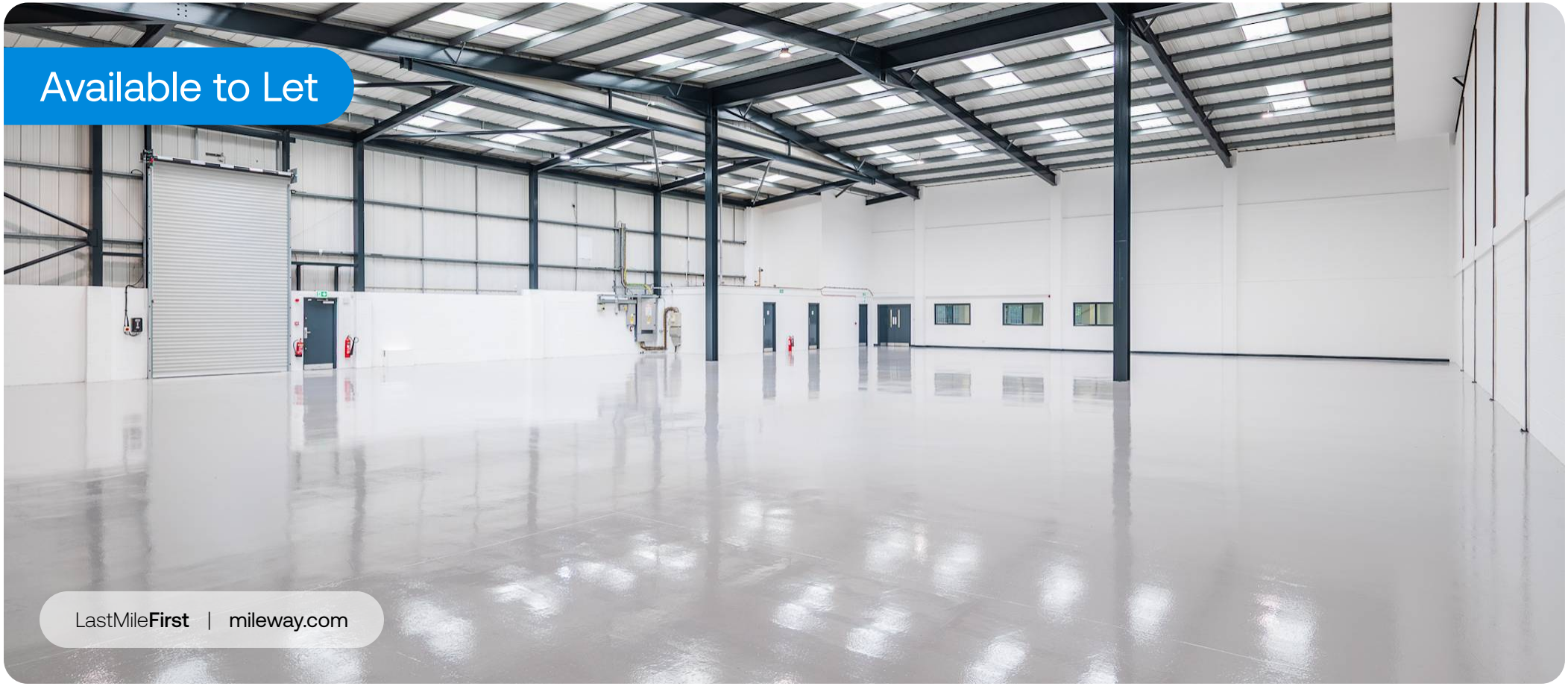
Olympus Park

12 A Olympus Park, Quedgeley, Gloucester

Warehouse | 12,063 ft^2

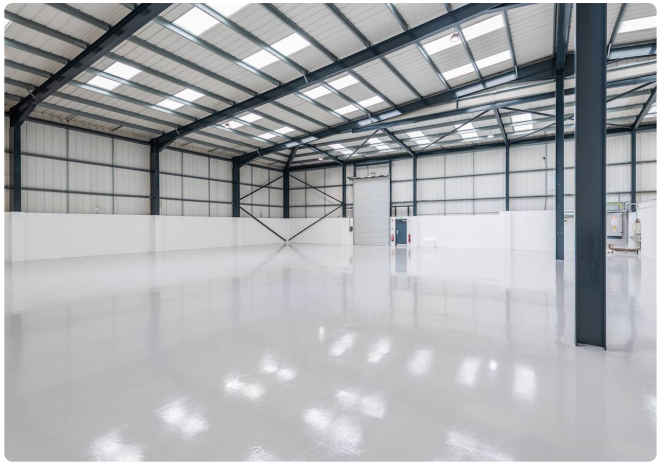
- Jct 12 of M5 3 miles
- Two storey office accommodation
- Minimum eaves 6 m
- Ample parking



Location & Connections

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.



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 utilised 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.

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
12A	Warehouse	12,063	Immediately	11,250
Total		12,063		

Further information

EPC
Unit 12 A: C

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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