





**Athena House, Olympus Business Park, Quedgeley,
Gloucester, GL2 4NF.**

 Industrial
 Gloucester
 For Sale or To Let
 5,906.3 m2 (63,576 ft2)





Athena House, Olympus Business Park

Industrial Warehouse unit with good quality offices on a well-established business park with planning consent for 2 new units in the yard.

Location

Athena House is located in Olympus Business Park, close to its northern-most principal entrance. Olympus Park is a well-established business park just 2.5 miles south of Gloucester city centre, and the same distance from Junction 12 of the M5 motorway which links to Bristol, Birmingham, Cardiff and London. Gloucester benefits from excellent public transport services.

Description

The property is a detached industrial warehouse building, originally built as a terrace of three units, but since combined as a single property. Built of brick construction with supporting concrete columns and a metal profile roof, resting under a steel truss. Two storey offices are provided across the front elevation with three separate external access points. To the rear, level access loading is provided by six loading doors to a secure yard with gated

Accommodation

Approximate gross internal area

	M2	Ft2
Ground Floor Warehouse	2,433.9	26,198
Two storey offices and ancillary	1,286.7	13,850
Mezzanine	2,185.7	23,528
Total	5,906.3	63,576

entrance and there is parking to the front and side of the building.

A substantial mezzanine floor has been installed in the warehouse which covers the majority of the ground floor space. Staircases provide access to the mezzanine level and there are conveyor belts for loading.

The offices are finished to a high specification and generally include painted plastered walls, suspended ceilings with inset LED lights, carpet/laminate floor coverings, comfort cooling, perimeter trunking, aluminium double-glazed windows and gas fired central heating. Kitchen and WC facilities are provided.

Rates

The Rateable Value listed on the Valuation Office Agency website is £207,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Within Classes E, and B8 of the Use Classes Order.

Proposed Extension

Planning consent was granted in September 2021 for the construction of 2 storage units in the rear yard. The total proposed area extends to approximately 1,010 sq m (10,872 sq ft).





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Terms

The property is offered freehold with vacant possession or alternatively by way of a new full repairing and insuring lease for a term to be agreed.

Price

Offers are invited in the region of £4,000,000.

Rent

£300,000 per annum exclusive.

VAT

The property is elected for VAT.

EPC

C-64.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





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Request a viewing

For further information or to request a viewing, please get in touch

Joint Agents

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