

# INDUSTRIAL WAREHOUSE UNIT FOR SALE / TO LET

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

**Approximately 40,048 sq ft (3,720.60 sq m)  
Plus Mezzanine 23,528 sq ft (2,185.70 sq m)**

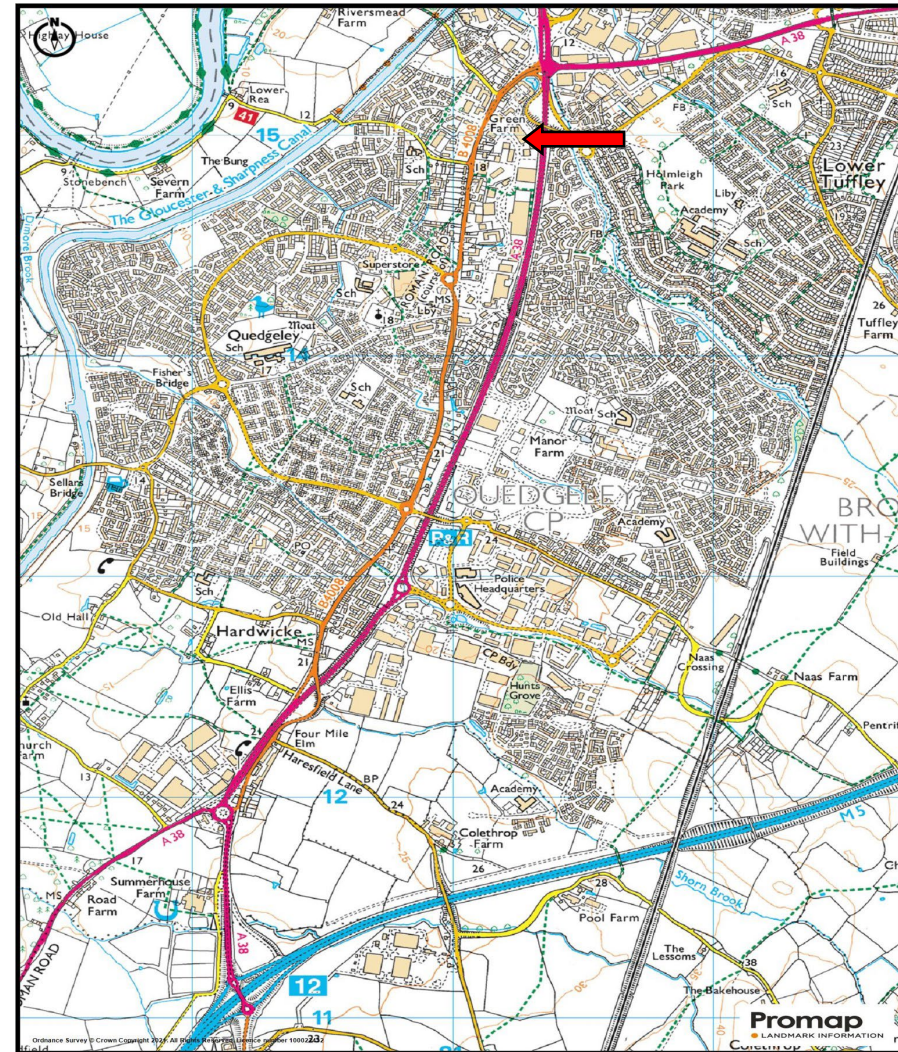
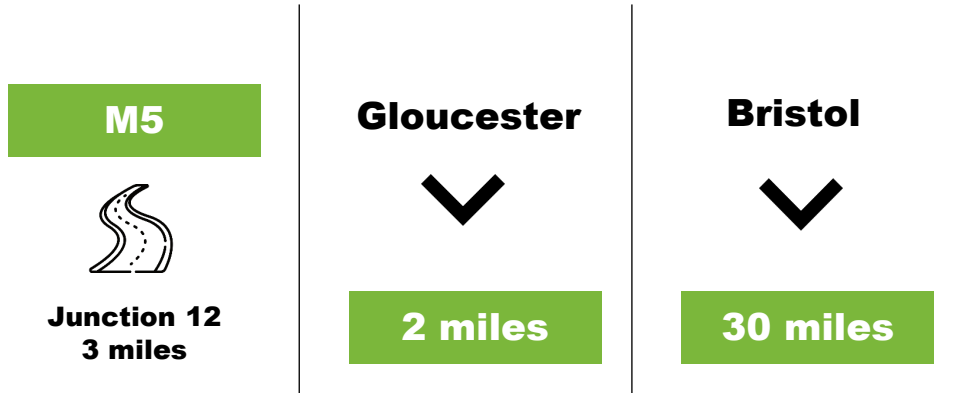
- Industrial Warehouse Building with
- Good Quality Offices
- Well-established Business Park
- Close Proximity to J12 of the M5 Motorway
- Planning Consent for 2 New Buildings in Yard



# 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.



# Accommodation

## Description

Athena House 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 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.

## 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.

## Terms

The property is available either for sale with vacant possession on completion or to let on a new lease on terms to be agreed.

## Price

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

## Rent

£300,000 per annum exclusive.

Area	Sq ft	Sq m
Ground Floor Warehouse	26,198	2,433.90
Two Storey Offices and Ancillary	13,850	1,286.70
Mezzanine	23,528	2,185.70
<b>TOTAL</b>	<b>63,576</b>	<b>5,906.30</b>

### Industrial & Logistics



### Onsite parking



### WC facilities



### Mezzanine 23,528 sq ft





# Rates | EPC | VAT

## Business Rates

The Valuation Office website shows a Rateable Value of £207,000. A change in occupation may trigger a change to the assessments. Interested parties are advised to make their own enquiries at the billing authority.

## Energy Performance Certificate

The EPC Rating is C-64 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](#)

## Proposed Extension

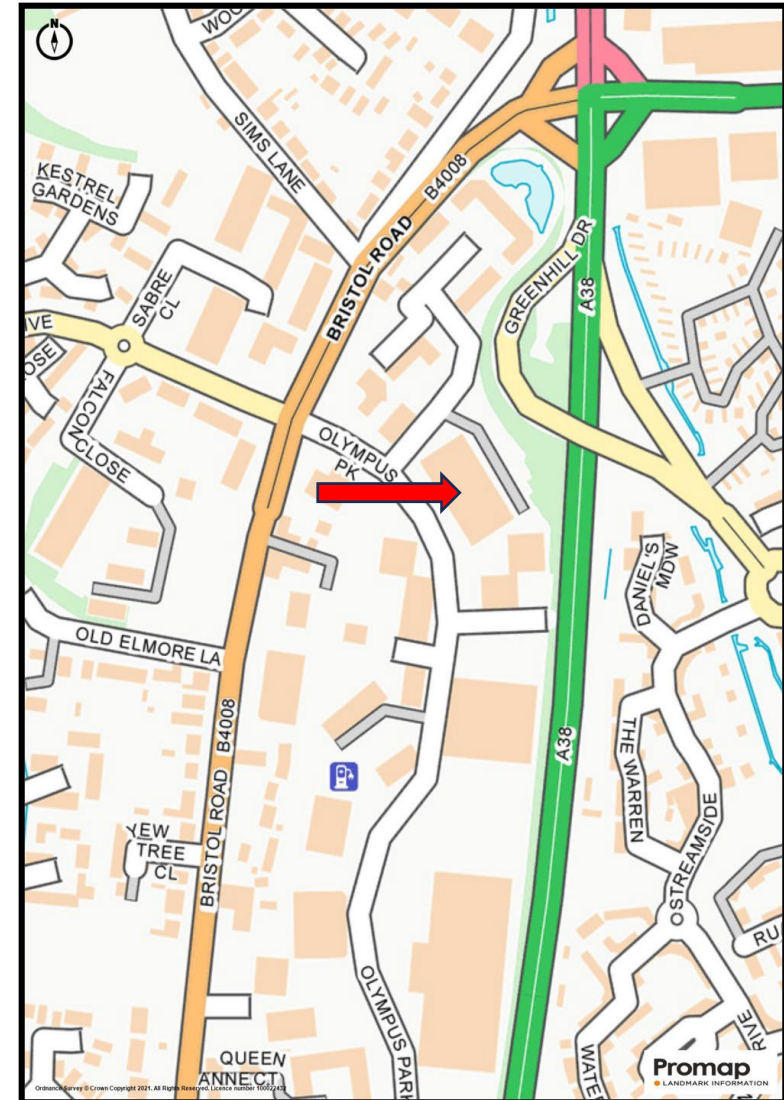
Planning consent was granted in September 2021 for the construction of two storage units in the rear yard. The total proposed area extends to approx. 10,872 sq ft (1,010 sq m).

## 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 purchase price/rent. We recommend that prospective purchasers/tenants establish the VAT implications before entering into any agreement.





**alder king**

PROPERTY CONSULTANTS



# Viewing Arrangements

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



## Alder King Property Consultants

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**AK Ref:** AJGR/GN/N101229

**Date:** March 2025

**Subject to Contract**



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