

Colesbourne House,

Green Farm Business Park, Quedgeley,
Gloucester, GL2 4LY

alder king

PROPERTY CONSULTANTS

FOR SALE



- Location close to Junction 12 of the M5
- Office Building Approximately 2,282 sq ft (212.06 sq m)
- Modern High Spec Grade A office space

Location

Location

Green Farm Business Park is located south of Gloucester City Centre, less than two miles from Junction 12 of the M5 accessed via the A38 providing excellent links to both Bristol and the north.

Quedgeley is a well-established and sought-after business location, accommodating a diverse range of office, industrial and trade occupiers, supported by a strong provision of local amenities. The area benefits from nearby retail facilities, including Quedgeley Retail Park, as well as supermarkets and a variety of food and leisure options.

J12 M5



3 miles south

**Gloucester
City Centre**

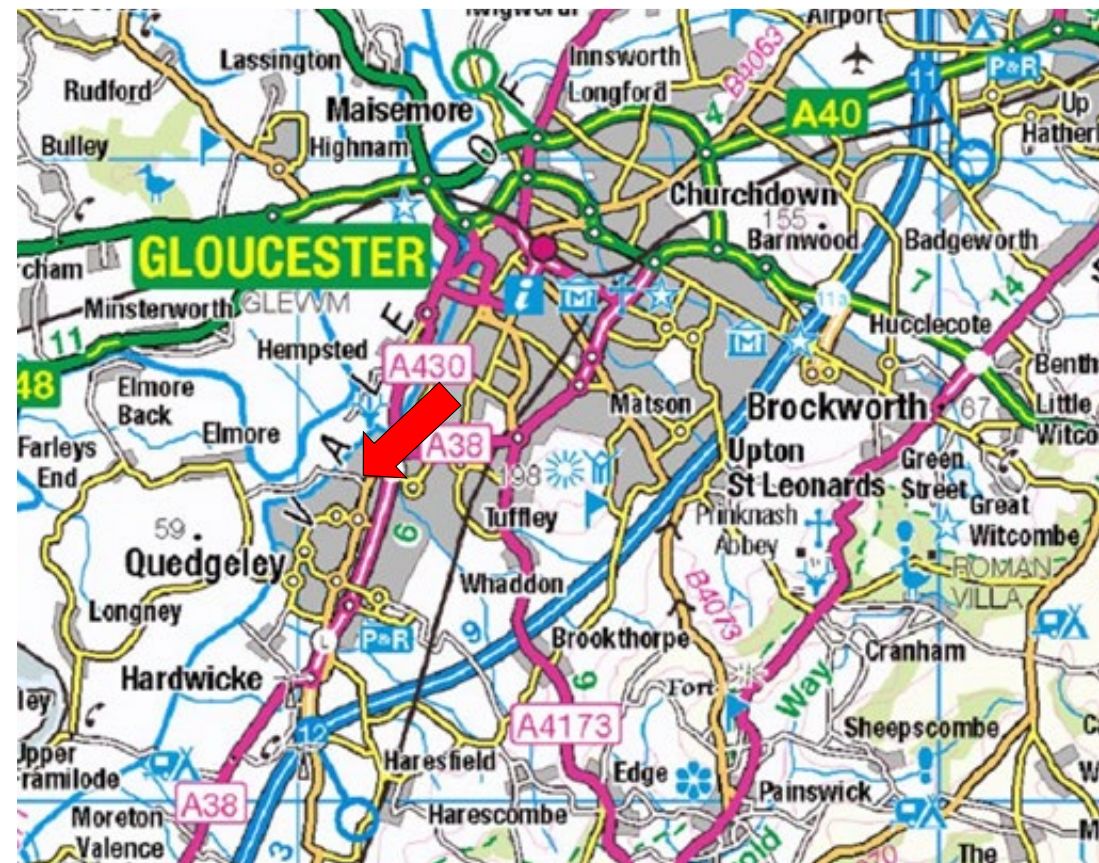


3 miles north

**Bristol City
Centre**



33 miles south



Accommodation

Description

The property comprises an attached two storey office building constructed of block and facing brick elevations beneath a pitched slate covered roof incorporating powder coated aluminium double glazed windows.

The internal layout of both floors provides open plan office space with glazing to three sides.

The excellent internal specification includes suspended ceilings incorporating recessed lighting units and comfort cooling and heating units, raised accessed floors, male and female WCs and carpeting throughout.

Externally the building benefits from nine car parking spaces.

Services

We are advised that all 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 the state and condition of such items.

Measurements (approximate net internal area)

Area	Sq ft	Sq m
Ground floor	1,141	106.03
First floor	1,141	106.03
TOTAL	2,282	212.06

On-site parking	Recessed lighting	Kitchenette	WC facilities
			

Rates | EPC | Terms



Business Rates

The Valuation Office website states that from April 2026, the property has a rateable value of £34,750.

Interested parties should make their own enquiries to the local billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Terms

For sale with vacant possession.

Price

£395,000 exclusive.

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 may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful party will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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AK Ref: AJGR/N102868

Date: August 2026

Subject to Contract



**COMMERCIAL
AGENCY**



INVESTMENT



**BUILDING
SERVICES**



PLANNING



**RESIDENTIAL
DEVELOPMENT**



**PROFESSIONAL
SERVICES**



**MANAGEMENT
SERVICES**



**ASSET
RECOVERY**

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2. Misrepresentation Act 1967

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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.