



FOR SALE

Two Storey Office Building

3,552 sq ft (329.97 sq m)

Excellent Business Park Location

1145 Regent Court

Gloucester Business Park, Gloucester, GL3 4AD

Regent Court	
Fidelius Group	1141
DIAB Ltd	1141
Ultra Electronics	1142
Firmacore Limited	1143
Vanguard Healthcare Solutions	1144
hexcleo	1145

Location

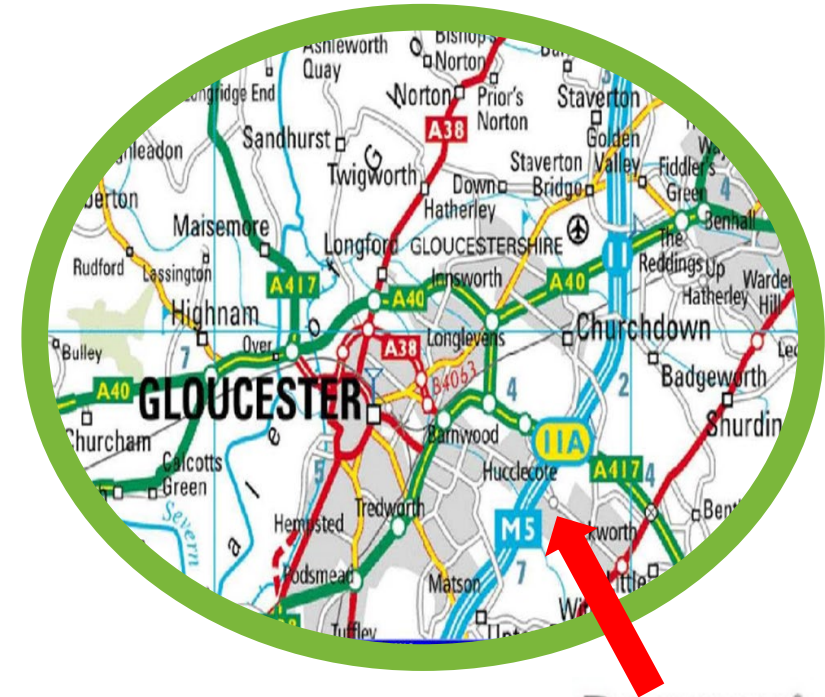
Location

Gloucester Business Park is superbly located between Gloucester and Cheltenham close to the junction of the M5 Motorway and the A417/9 Gloucester Swindon trunk road.

The Park is accessed by both a dual carriageway link to Junction 11A of the M5 and the A417/9 and also by the dual carriageway Barnwood Bypass.

Gloucester Business Park is an established high quality development providing an excellent environment for businesses. The Park extends to some 276 acres and has an unrivalled amenity offer including a Tesco foodstore, David Lloyd Health Club, a Premier Inn and public house, and the Whittle Centre which also provides a Costa Coffee, Subway and Greggs.

Business occupiers on the Park include BAE, Ageas, Lockheed Martin, Ecclesiastical Insurance and EDF.



Promap
LANDMARK INFORMATION GROUP

M5



**Junction 11A
1 mile north**

A417/9



1 mile north

Gloucester



4 miles

Cheltenham



7 miles

Bristol



37 miles

Amenities



**Nearby
Population**



Accommodation

Description

1145 Regent Court comprises a high quality two storey office building positioned in an end of terrace location with brick elevations, double glazed windows under a pitched tiled roof.

Presently the accommodation is arranged to provide open plan space with a number of individual meeting rooms at both ground and first floor level. At ground floor a feature kitchenette/breakout space has been formed centrally and there is an additional kitchenette at first floor. The building benefits from raised access floors and is centrally heated with opening windows.

Separate male, female and accessible WCs are located on the ground floor with an additional WC at first floor. A passenger lift connects the two floors.

Externally, 16 car parking spaces are demised. The building is close The Square which being one of the Parks featured landscaped areas with external seating.

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.

Net Useable Areas	Sq ft	Sq m
Ground floor	1,681	156.16
First floor	1,871	173.81
TOTAL	3,552	329.97



Fully accessible raised floors



Suspended ceilings



Onsite parking



Recessed lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms | Map

Planning

We are advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Tewkesbury Borough Council.

Business Rates

The property will require a new assessment. Interested parties should make their own enquiries to Tewkesbury Borough Council 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

The property has an EPC rating of C71.

Code for Leasing

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

Terms

The property is available for sale with vacant possession on completion.

Price

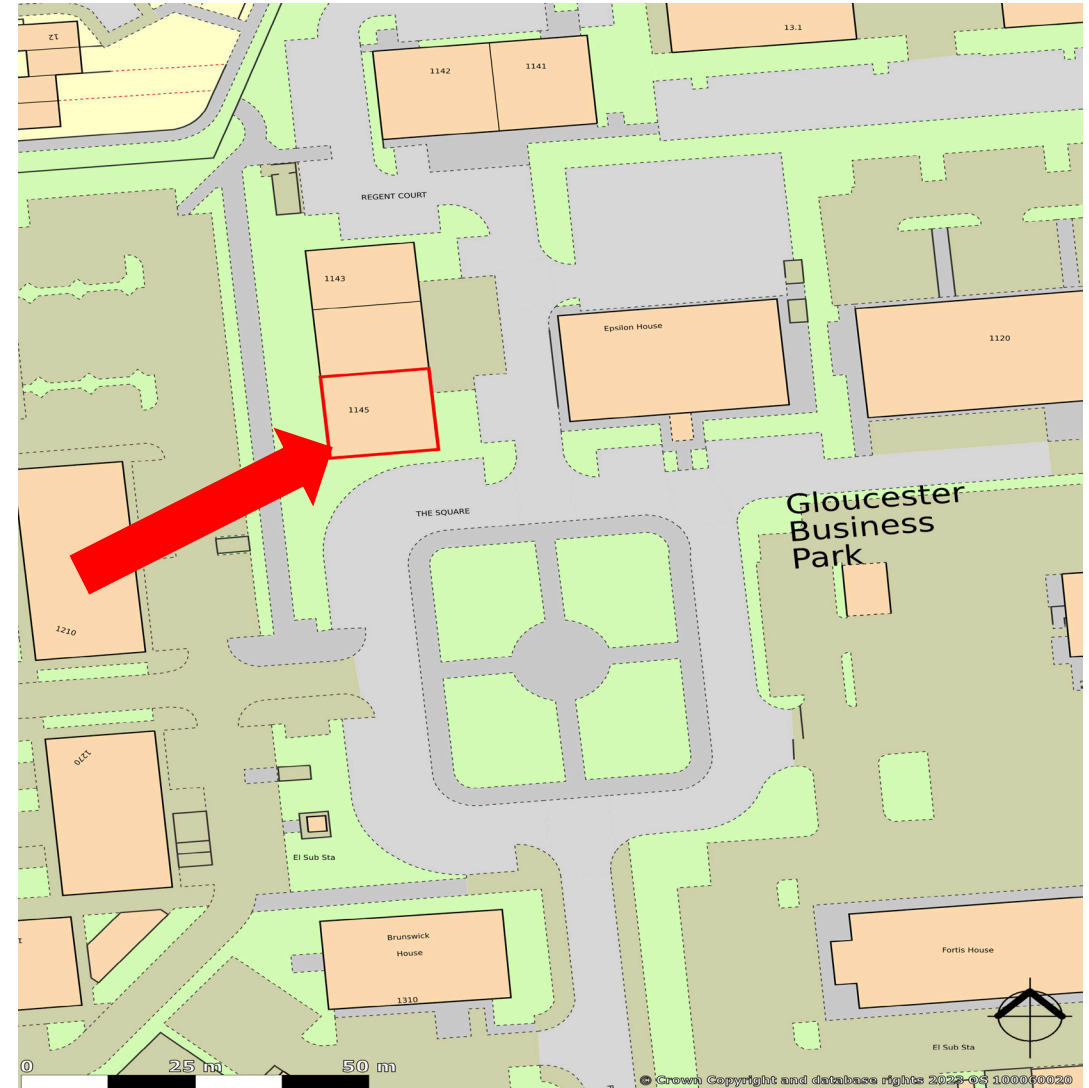
On application.

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



Viewing Arrangements

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



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AK Ref: AJGR/N98231 **Date:** March 2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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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.