



# FOR SALE

# Industrial Warehouse Units



To Be Refurbished

Units 1-7, Apollo Building, Olympus Park, Gloucester GL2 4NF

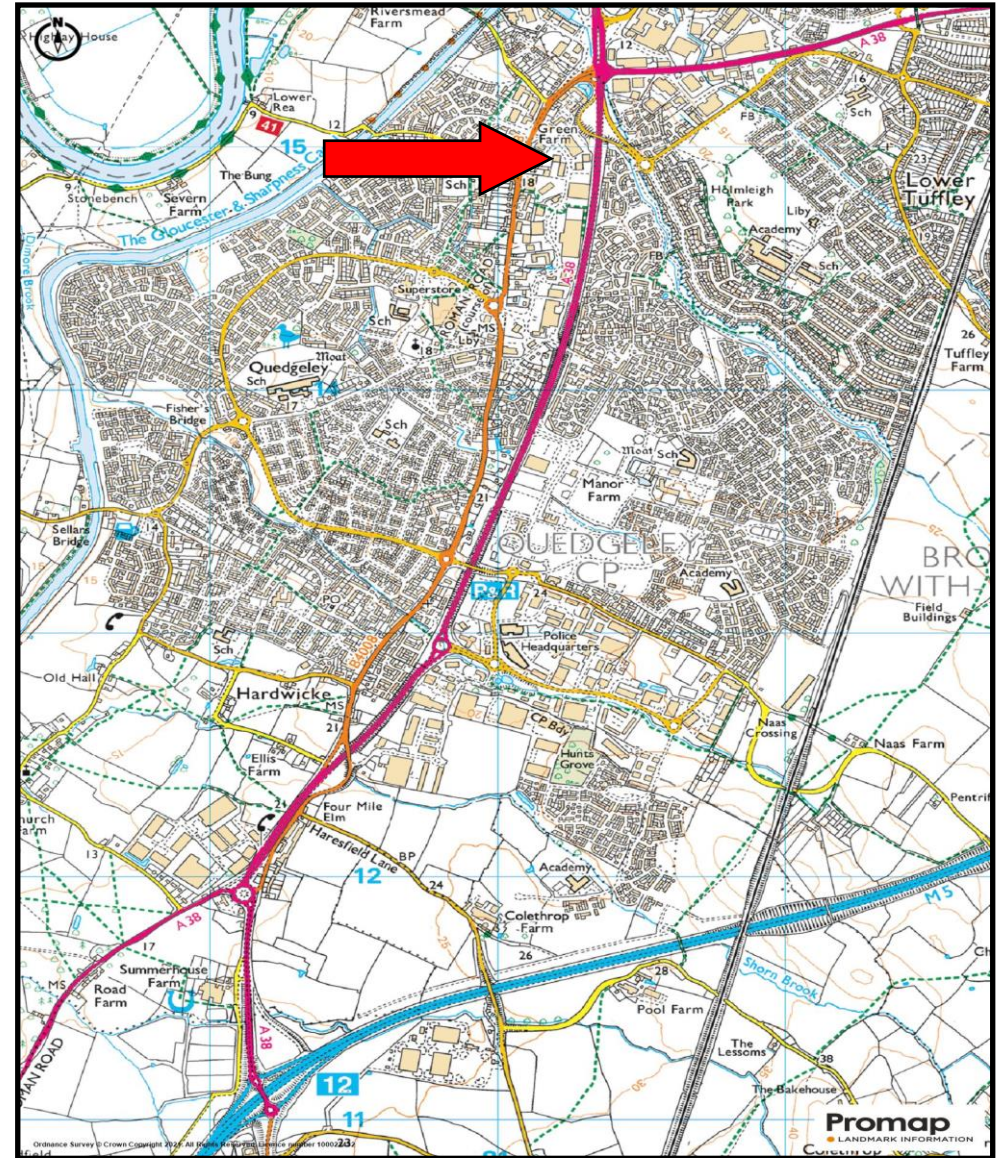
From approximately 2,276 sq ft (211.44 sq m) to a total of 24,147 (2,243.32 sq m) GIA

- Approximately three miles from Junction 12 of the M5 Motorway
- To be refurbished and subdivided
- Available for sale with vacant possession

# Location

The building is located within Olympus Park Business Centre which is located approximately 2 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.



**M5**



**Junction 12  
3 miles**

**Gloucester  
City Centre**



**2 miles**

# Accommodation

## Description

The Apollo Building comprises a detached block of industrial warehouse units.

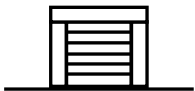
The building is constructed with brick, block and clad elevations with steel trussed roof supports under a sheeted roof internally lined. The height to the underside of the steel trusses is approximately 3.6 m.

The building is to be refurbished and sub-divided to create five separate units of occupation. Each will be self contained with the provision of office space, separately serviced and with loading access from the rear service yard. Pedestrian access and additional car parking is to be provided to the front of the buildings.

## Terms

The units will be available freehold with vacant possession on completion.

### Surface level Doors



### Office content



### Car parking spaces



Area	Sq ft	Sq m
Unit 1 – Ground Floor	7,808	725.38
<b>Total:</b>	<b>7,808</b>	<b>725.38</b>
Unit 2/3 – Ground Floor	4,505	418.60
First Floor	740	68.80
<b>Total:</b>	<b>5,246</b>	<b>487.36</b>
Unit 4/5 – Ground Floor	4,747	441.00
First Floor	1,011	94.00
<b>Total:</b>	<b>5,758</b>	<b>534.93</b>
Unit 6 – Ground Floor	2,095	194.60
First Floor	181	16.80
<b>Total:</b>	<b>2,276</b>	<b>211.44</b>
Unit 7 – Ground Floor	2,116	196.60
First Floor	943	87.60
<b>Total:</b>	<b>3,059</b>	<b>284.19</b>
<b>TOTAL</b>	<b>24,147</b>	<b>2,243.32</b>

# Rates | EPC | Terms

## Business Rates

The units will require separate new assessments for Business Rates.

Interested parties should make their own enquiries to the local billing authority to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.

## Energy Performance Certificate

EPCs will be commissioned and will be available for inspection.

## Legal Costs

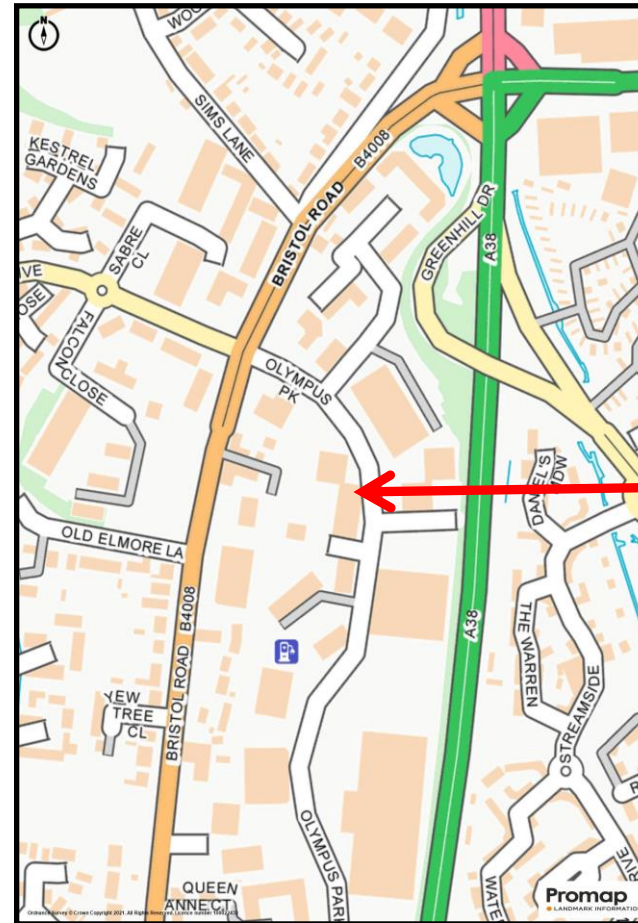
Each party is to be responsible for their own legal costs.

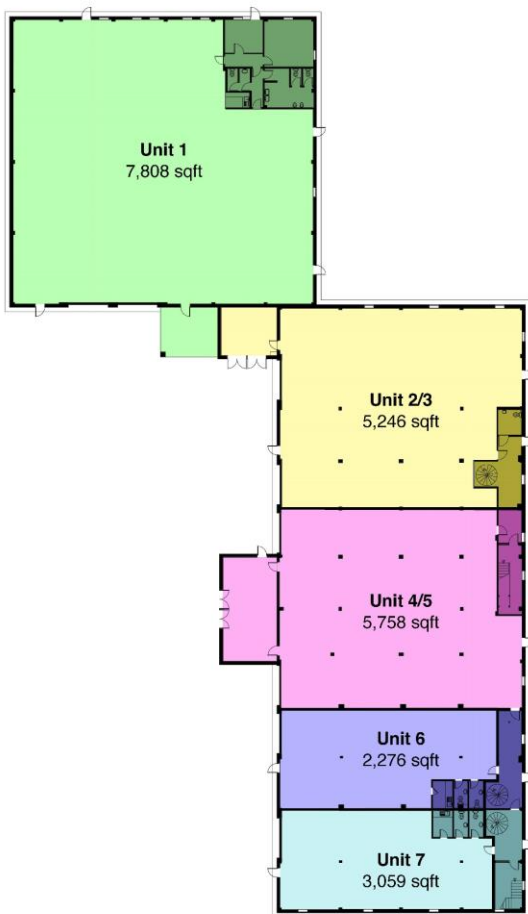
## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

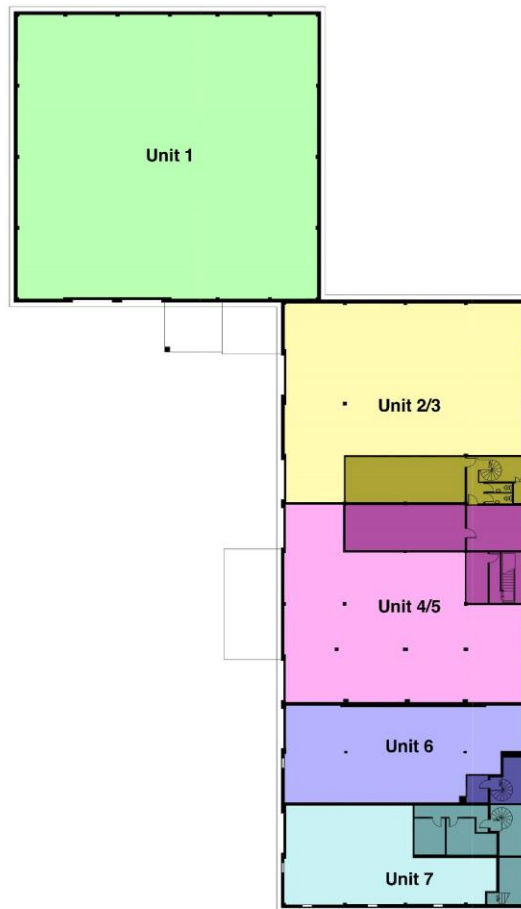
## AML

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





GROUND FLOOR PLAN



FIRST FLOOR PLAN

# Viewing Arrangements

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



## Alder King Property Consultants

Brunswick House  
Gloucester Business Park  
Gloucester  
GL3 4AA

[www.alderking.com](http://www.alderking.com)

**AK Ref:** AJGR/LDG/N96130

**Date:** July 2024

**Subject to Contract**



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### 2. Misrepresentation Act 1967

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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

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