TO LET – Units on Flexible Terms

Space Business Centre, Olympus Park, Quedgeley, Gloucester, GL2 4AL

BRUTON KNOWLES



- Established Business Park
- Manned site
- Onsite Parking
- Flexible Terms

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LOCATION

This commercial property available to let is located on the Space Business Centre, Quedgeley, Gloucester which comprises a number of small starter units offering a real community for small businesses.

The business centre is located on Olympus Park, one of the most popular business locations in Gloucester which is home to occupiers such as Severn Glocon, Arrk Europe and Yodel. The area benefits from strong transport links with Junction 12 of the M5 motorway just 5 minute drive away offering easy transport links to Bristol, Birmingham and the wider motorway network.

The area is also well served with public transport with regular bus services to Gloucester city centre.

DESCRIPTION

The Space Business Centre is a purpose-built, landscaped site designed for smaller and start-up businesses. The site benefits from great amenities such as:

- Full loading access to each business unit 24/7.
- Dedicated unit and visitor parking
- Flexible mezzanine level with natural light.
- Two amenity blocks including shower facilities.
- CCTV and security barrier

EPC

Each unit benefits from EPC rated D or above.

ACCOMMODATION (GIA)

AREA	SQ FT	PCM	AVAILABLE
Unit 45	481	£750 + VAT	Immediately
Unit 24	357	£555 + VAT	Immediately
Unit 25	357	£555 + VAT	Immediately
Unit 26	357	£555 + VAT	Immediately
Unit 27	357	£555 + VAT	Immediately
Unit 36	434	£660 + VAT	Immediately
Unit 7	593	£868 + VAT	Immediately

SERVICE CHARGE/ BUILDING INSURANCE

Service charge and building insurance is included in monthly rental.

Please note that utilities are Tenant responsibility.

PARKING

There is external shared parking onsite. Contact agent for further details.

TERM

The units are available by way of monthly rolling license.

VAT

VAT will be applied to all costs.

BUSINESS RATES

It is advised that all interested parties make their own enquiries with the GOV UK rates valuation.

https://www.gov.uk/correct-your-business-rates

PLANNING CONSENT

Interested parties are advised to make their own enquiries with the local authority.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

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