



alder king

PROPERTY CONSULTANTS

FOR SALE, MAY LET

Only Unit 7 Remaining

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

Industrial Warehouse Units

From approximately 2,095 sq ft (194.60 sq m) to 10,524 sq ft (977.80 sq m) GIA

- Approximately three miles from Junction 12 of the M5 Motorway
- Under refurbishment
- Available for sale with vacant possession or potentially to let

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

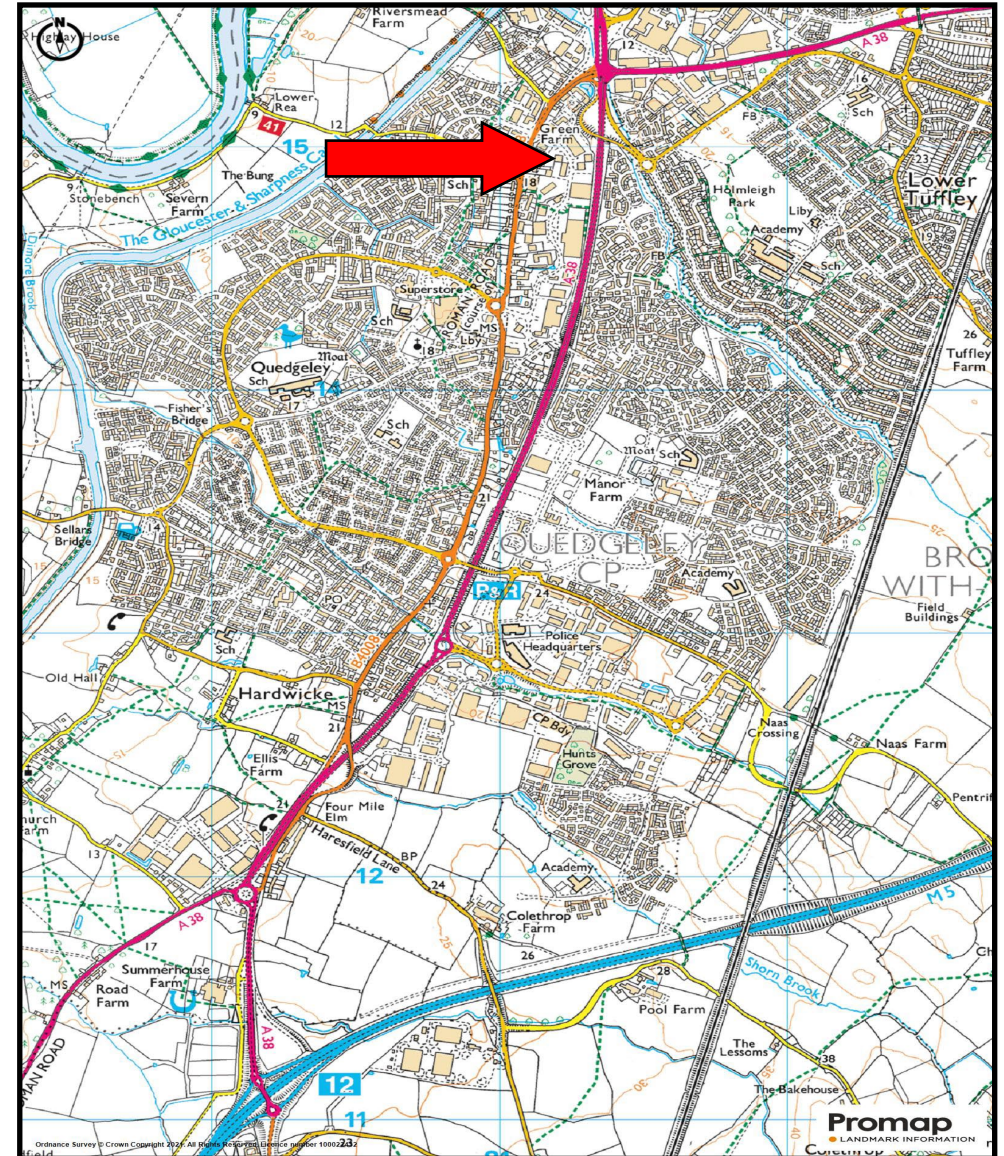


**Junction 12
3 miles**

**Gloucester
City Centre**



2 miles



Accommodation

Description

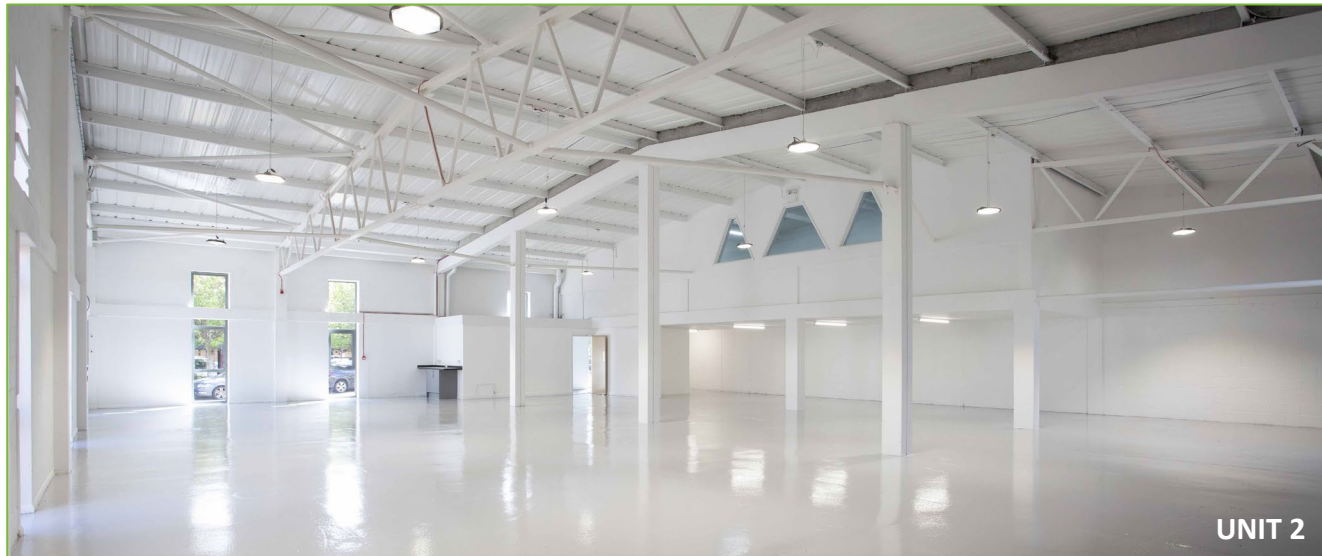
The Apollo Building comprises a detached block of industrial warehouse units.

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. Consideration will be given to new leases.



Area	Sq ft	Sq m
Unit 1 – Ground Floor Total: LET	7,808 7,808	725.38 725.38
Unit 2/3 – Ground Floor First Floor Total: UNDER OFFER	4,505 588 5,093	418.60 54.62 473.22
Unit 4/5 – Ground Floor First Floor Total: UNDER OFFER	4,747 684 5,431	441.00 63.55 504.58
Unit 6 – Ground Floor Total: UNDER OFFER	2,095 2,095	194.60 194.60
Unit 7 – Ground Floor Total:	2,116 2,116	196.60 196.60

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

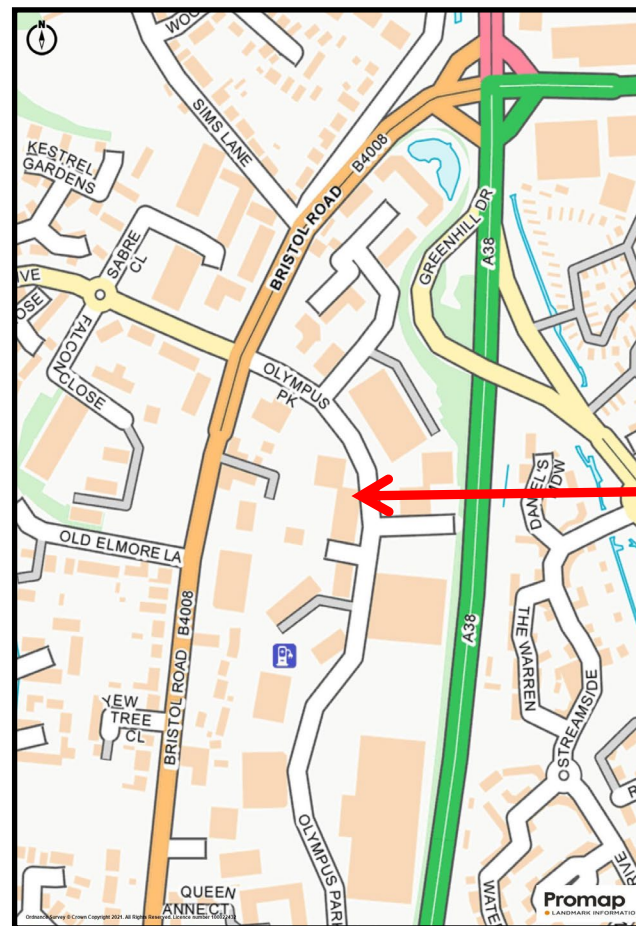
Each party is to be responsible for their own legal costs.

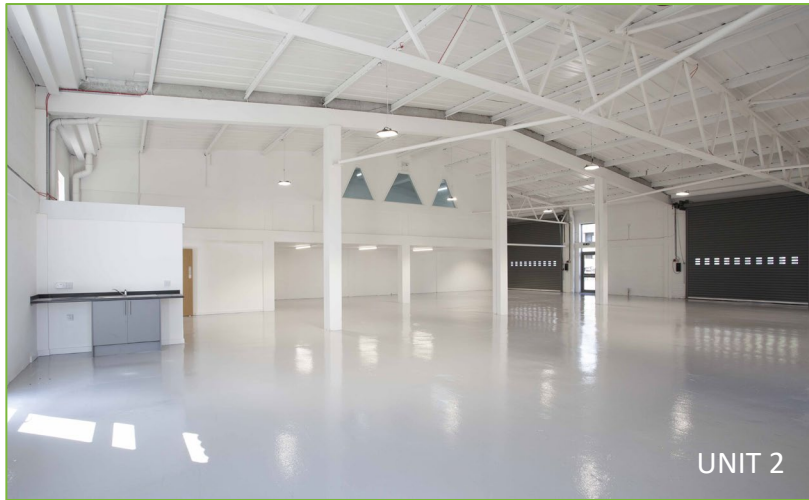
VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the purchase price/rent. We recommend that the prospective purchasers/tenants 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.





Viewing Arrangements

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



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AK Ref: AJGR/N100289

Date: September 2025

Subject to Contract



**COMMERCIAL
AGENCY**



INVESTMENT



**BUILDING
SERVICES**



PLANNING



**RESIDENTIAL
DEVELOPMENT**



**PROFESSIONAL
SERVICES**



**MANAGEMENT
SERVICES**



**ASSET
RECOVERY**

Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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.