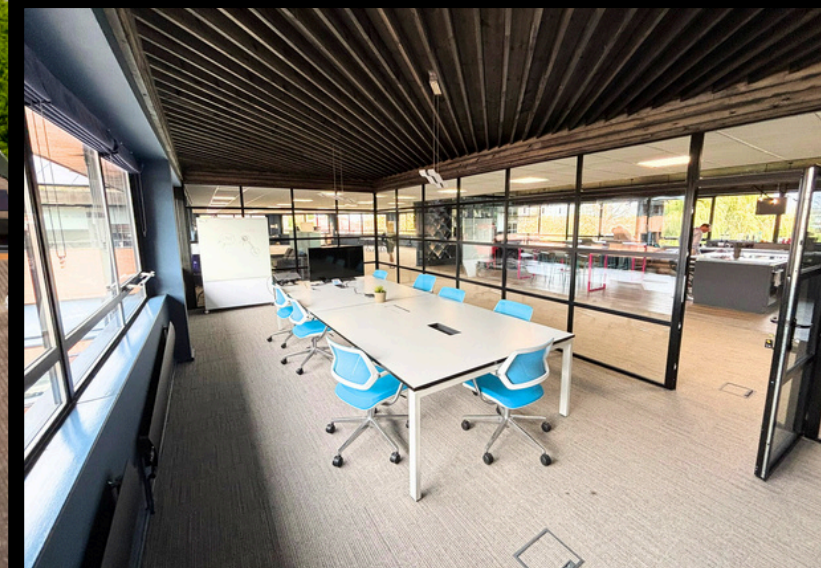


# Sanctus House, 1 Olympus Business Park, Quedgeley, Gloucester GL2 4DH

PARTLY FITTED SPACE WITH KITCHEN, MEETING ROOMS AND DATA CABLING

5,887 sq ft with 24 demised car spaces

**High Quality Office**  
**Flexible Terms Available**



## Sanctus House, 1 Olympus Business Park, Quedgeley, Gloucester GL2 4DH

### LOCATION - GL2 4DH

Sanctus House is in a prominent position overlooking the busy Cole Avenue/ A38/ Bristol Road junction - and has excellent access to both the M5 12 and Gloucester city centre.

There are fantastic local amenities including: A coffee shops and deli's as well as a wide range of shops and supermarkets in the nearby Quedgeley Retail Park only a 3 minute walk away.

### Specification

Sanctus House overlooks an established wetland with wildflower garden, bird boxes, bee hive and wildlife hotel which underline the biodiversity credentials of the property and its owners.

The 1<sup>st</sup> floor suite provides excellent open plan office accommodation and benefits from the following specification:

- Open plan offices with 3 x large meeting rooms and kitchen breakout space.
- LED lighting and raised access floors.
- 6 x person passenger lift.
- Solar power and electric EV charging capabilities.
- On-site landscaper/gardener and new planting scheme being undertaken to increase biodiversity across the Estate.
- Newly Refurbished to excellent interior design style and standard.
- Heating and hot water supplied by sustainable wood fired Biomass Boilers.

### Office Floor Area (NIA)

Floor	Area (Sq ft)	Area (Sq M)	Car Parking
Pt 1 <sup>st</sup> floor (Suite 3)	5,887 sq ft	547 sq m	24 spaces

### Tenure

New lease available direct from the landlord for a terms of year to be agreed.

Flexible lease terms are available.

### Quoting Rent & Service Charge

Available upon application to the sole agents.







1st floor existing fit out.



**Sanctus House, 1 Olympus Business Park, Quedgeley, Gloucester GL2 4DH**

### Business Rates

Rateable Value £71,000

Rates Payable 25/26 £39,405 (£6.69 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suite.

### EPC

B50

### Use

Use Class E commercial (formerly B1 Offices).

### VAT

All figures quoted are exclusive of VAT.

### Legal Costs

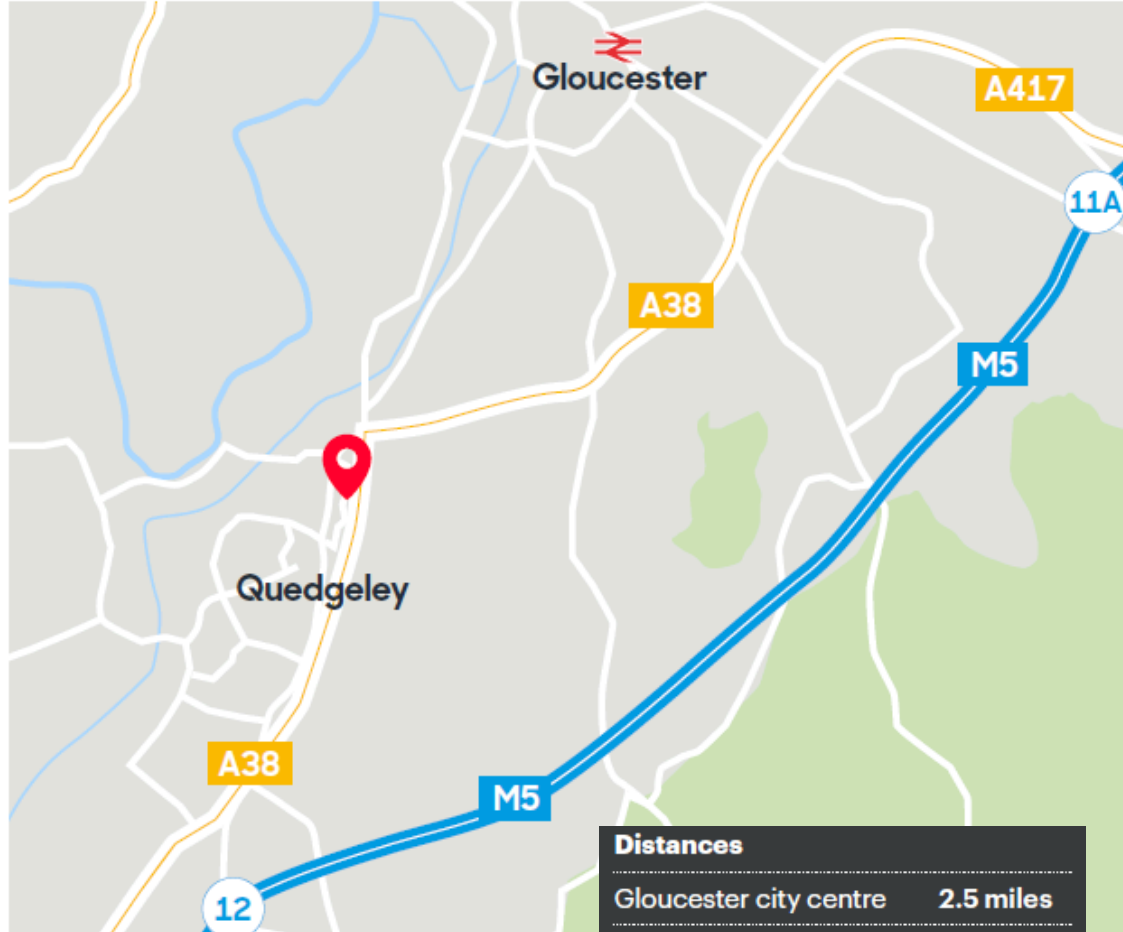
Each party to bear their own legal costs.

## CONTACT

For further information please contact:

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07811 762 491

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07807 999 440



#### Distances

Gloucester city centre	2.5 miles
M5 J12	2.5 miles
Cheltenham	12 miles
Bristol	32 miles

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