

TO LET

**INDUSTRIAL WAREHOUSE BUILDING
TO BE REFURBISHED AND POTENTIALLY
SUB-DIVIDED**

**Athena Building
Olympus Business Park,
Quedgeley, Gloucester GL2 4NF**

Accommodation from 11,998 sq ft to a total of 61,646 sq ft

- Industrial Warehouse Building to be Refurbished
- Power Supply up to 1.1 MVA
- Established Business Park
- Close Proximity to J12 of the M5 Motorway



Location

Location

The property is located within Olympus Business Park, which is approximately two 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 extensive local amenities of Quedgeley are close by.

M5



**Junction 12
3 miles**

Gloucester

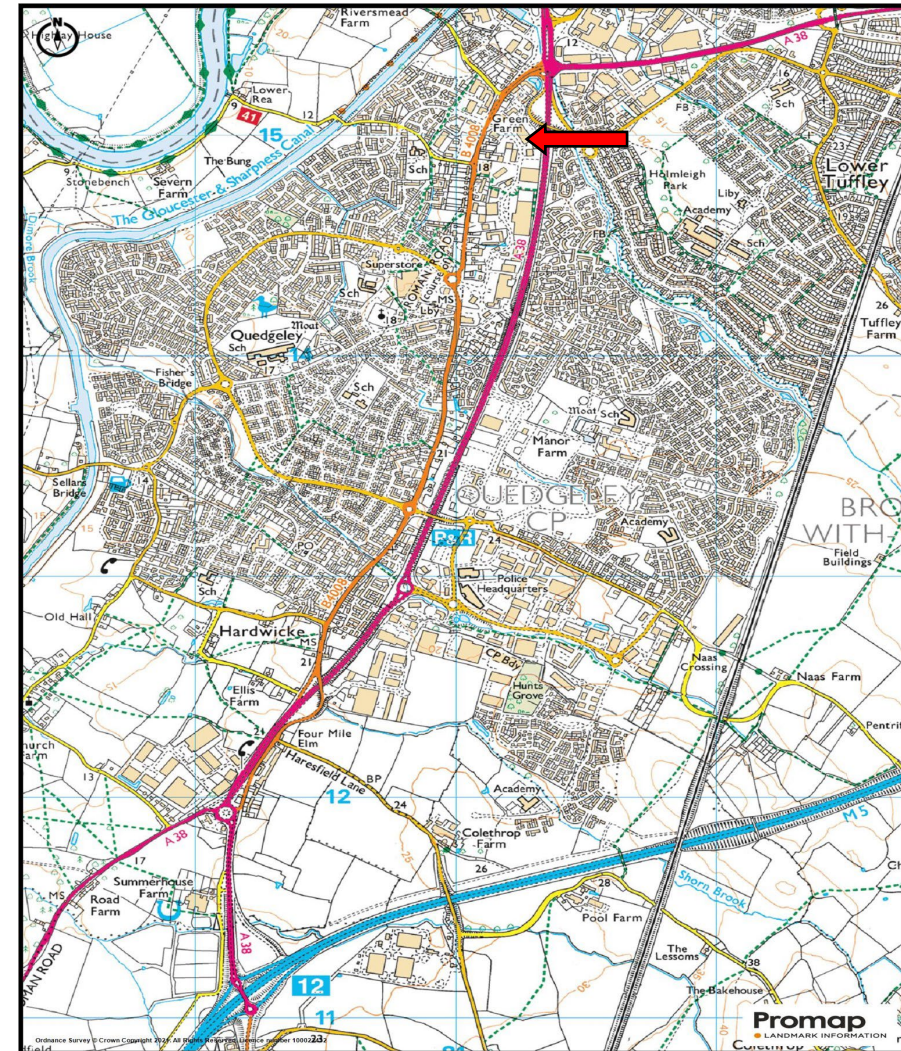


2 miles

Bristol



30 miles



Accommodation

Description

Athena Building is a detached industrial warehouse building, originally built as a terrace of three units, but since combined as a single property. Built of brick construction with supporting concrete columns and a metal profile roof, under a steel truss roof. The height to the underside of the trusses is approximately 5.5 m.

Two storey offices are provided across the front elevation with three separate external access points. To the rear, level access loading is provided by six loading doors to a secure yard with gated entrance and there is parking to the front and side of the building.

A substantial mezzanine floor has been installed in the warehouse, which covers the majority of the ground floor space.

The building is to be comprehensively refurbished and made available as a whole or in up to three separate units of occupation.

Services

We are advised that 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 their state, condition and suitability.

An electricity supply up to 1.1 MVA can be provided.

Terms

The accommodation will be made available to let as a whole or sub-divided.

Rent

On application.

Industrial & Logistics	Refurbishment	Yard/Loading area	Onsite parking	Office Space	
					

Rates | EPC | VAT

Business Rates

The property will require new assessments for Business Rates. A change in occupation may trigger a change to the assessments. Interested parties are advised to make their own enquiries at the billing authority.

Energy Performance Certificate

New EPC certificates will be commissioned.

Code for Leasing

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

References/Rental Deposits

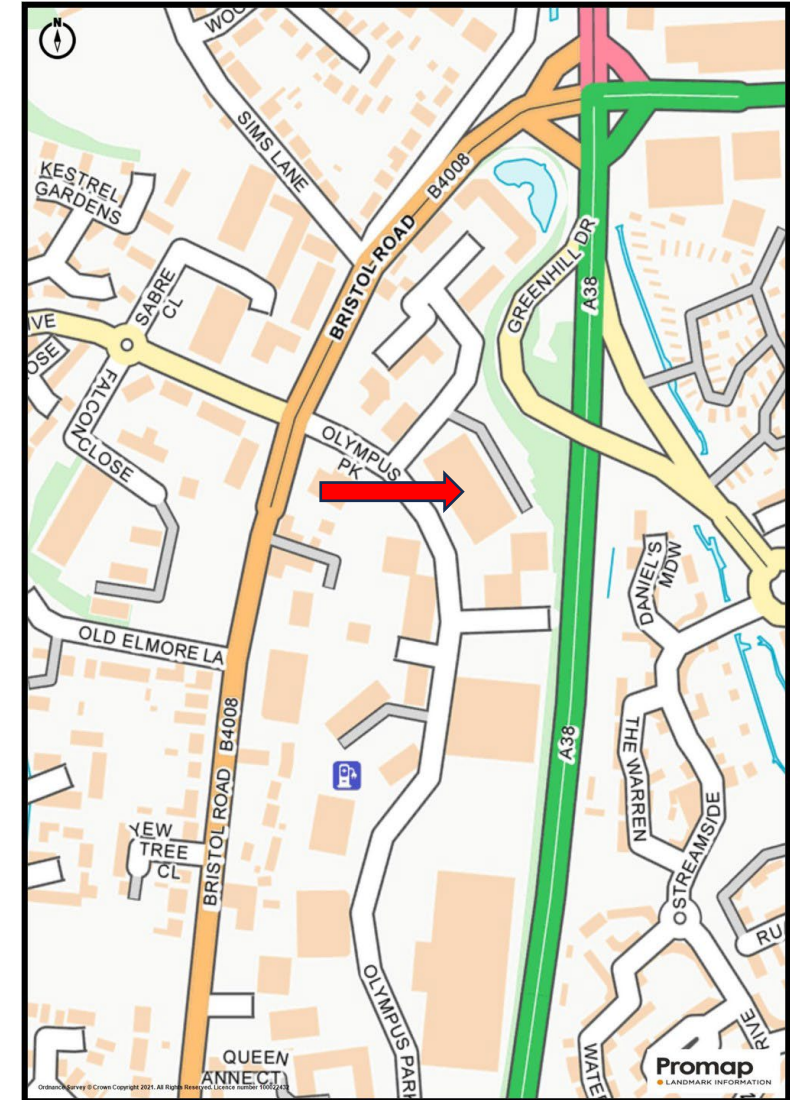
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

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

AML

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



alder king

PROPERTY CONSULTANTS



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

AK Ref: AJGR/N101229

Date: August 2026

Subject to Contract



Adrian Rowley

07771 874 175

arowley@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

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.