

HIGH QUALITY OPEN PLAN OFFICES

Olympus Business Park, Quedgeley, **Gloucester GL2 4DH**

**SANCTUS
HOUSE**

Prestigious offices in fantastic location
on A38 with excellent access to M5 J12

TO LET

From

4,482 sq ft to 16,220 sq ft

(416.4 sq m - 1,506.9 sq m)

AVAILABLE IMMEDIATELY

Sanctus House is a high profile, headquarters style office property set in mature landscaped grounds and offers accommodation on both ground and first floors.



natural light



landscaped grounds



passenger lift



manned reception

DESCRIPTION



The building is accessed via an impressive, double height communal reception hall which includes a stairway, passenger lift and WC facilities.

The offices benefit from good levels of natural light, are fully decorated and carpeted with raised floors and suspended ceilings housing natural light LED lighting.



Olympus Park is a well-established and aspirational business campus.

Sanctus House is in a prominent position overlooking the busy Cole Avenue/ A38/ Bristol Road junction - and has excellent access to both the M5 J12 and Gloucester city centre.

There are excellent local amenities including The Roastery Coffee Shop (voted Best Café in the South West 2018), Costa Coffee, and Tesco Extra. Quedgeley Retail Park and other retail outlets are within a short walk.

LOCATION



Neighbouring occupiers include:

- Bruton Knowles
- Arthur J Gallagher & Co
- Duty Point
- The Kier Group
- Pro Track

Distances

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

SUSTAINABILITY



The campus has exceptional sustainability credentials including an extensive solar array providing renewable energy to the building and electric car charging points.

There are cycle racks and showers, and local bus services are available close to the main entrance.



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



solar power



charging points

TESLA Supercharger



cycle racks

SANCTUS HOUSE

Accommodation

Net Internal Area

	Sq ft	Sq m	Parking
Ground Floor			
Suite 1	4,482	416.4	18
Suite 2	5,851	543.6	24
Total	10,333	960	42
First Floor			
Suite 3	5,887	546.9	24
Suite 4	LET		



Rental & Service Charge

Suite	Rental (pax)	*Service Charge (pa)
1	£62,750	£29,134
2	£82,000	£38,034
3	£82,400	£38,264

*The service charge will increase annually in line with the RPI (Retail Price Index)

EPC

This building has a rating of B50.

Business Rates

Each suite will need to be separately assessed for rating purposes.

Value Added Tax

The building has been elected for VAT.

Tenure

Each suite is offered by way of a new internal repairing and insuring lease which will incorporate a service charge to cover external and common area maintenance.

The lease for Suite 1 will be outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Legal

Each party to pay their own legal costs incurred in the transaction.

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sanctus

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