# HIGH QUALITY OPEN PLAN OFFICES

Olympus Business Park, Quedgeley, Gloucester GL2 4DH

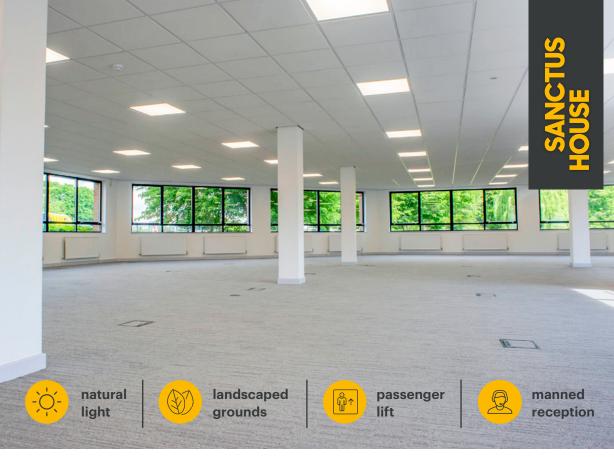


on A38 with excellent access to M5 J12

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







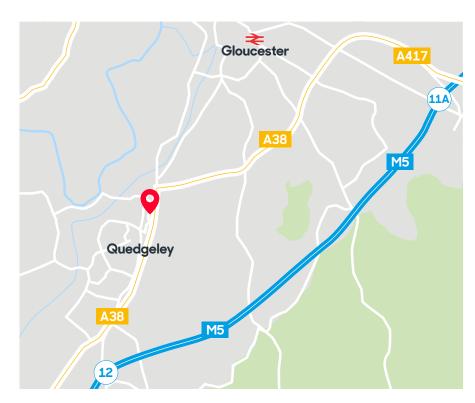
The building is accessed via an impressive, double height communal reception hall which includes a stairway, passenger lift and WC facilities.

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.



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.



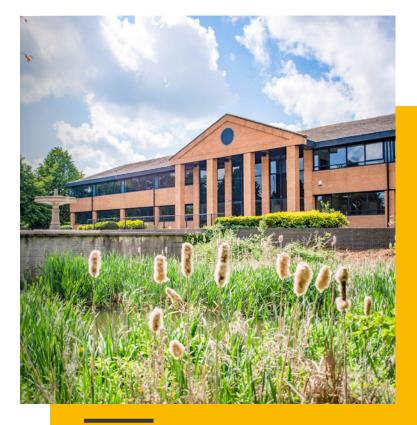
ers include:	Distances	
	Gloucester city centre	2.5 miles
- The Kier Group	M5 J12	2.5 miles
	Cheltenham	12 miles
	Bristol	32 miles
	– Arthur J Gallagher & Co – The Kier Group	- Arthur J Gallagher & Co - The Kier Group  M5 J12  Cheltenham

# 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

T = 5 L Find Supercharger



cycle racks

# **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**

	Rental (pax)	*Service Charge (pa)
Suite		
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)

**IMPORTANT NOTICE** 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 any part of any offer or contract and must not be relied on as statement 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. May 2019

### **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.



**01452 880000** brutonknowles.co.uk

### **Robert Smith**

robert.smith@brutonknowles.co.uk

