

Lot 13, Olympus House, Olympus Park, Quedgeley, Gloucester, Gloucestershire GL2 4NF

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Office Investment with Future Development Potential

- Substantial modern office building
- Total approx. area of 1,718.00 sq. m. (18,492 sq. ft) over ground, first and second floors
- Site area of 0.52 Ha (1.28 Acres)
- Providing 6 office suites although capable of further subdivision
- Includes 98 car parking spaces
- Future development potential (subject to consents)
- Immediate Asset Management Opportunities
- Situated within a well-established business and administrative location

Lot

13

Auction

17th September 2026

Rent

£177,168 per Annum Exclusive
Plus Regus Managed Client Agreement Income (4)

Sector

Office, Development

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

8 miles south-west of Cheltenham, 29 miles south of Worcester, 34 miles north-east of Bristol

Roads

M5 (J12), A38, A430, A40

Rail

Gloucester Railway Station (direct services to London Paddington in approx. 1hr 39 mins)

Air

Bristol Airport

Situation

Gloucester is the administrative centre of Gloucestershire with excellent road communications, being located at the intersection of the A40 and A438, providing a direct link to the M5 at Junctions 11, 11A and 12. The property is prominently located at the junction of Olympus Park and Bristol Road (B4008), providing the entrance point to the Olympus Park estate which is home to key commercial and government occupiers.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises a substantial office building arranged over ground, first and second floors currently subdivided into 6 office suites. The property has a total Net Internal floor area of 1,718.00 sq. m. (18,492 sq. ft) and a Gross Internal floor area of 2,192.60 sq m (23,601 sq ft), benefitting from 98 car parking spaces and a site area of 0.52 Ha (1.28 Acres).

The property may be suitable for future change of use potential subject to obtaining the necessary consents.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Office	431.20	(4,641)	ARTHUR J GALLAGHER (UK) LITD	5 years from 28/06/2026 (1)	£61,493
Ground	Office	193.80	(2,086)	DEVELOPMENT UK 37 LIMITED t/a Regus	Managed Client Agreement for a term of 10 years from 30/10/2023 (4)	- (4)
First	Office	336.70	(3,624)	BRUTON KNOWLES LTD	5 years from 08/04/2026 (2)(7)	£50,000
First	Office	288.30	(3,103)	VIRGATE ACCOUNTS LTD	5 years from 02/08/2022 (7)	£39,675 (3)
Second	Office	180.60	(1,944)	BRACE CREATIVE AGENCY LTD (t/a Brace Design)	6 years from 25/12/2024 (5)(7)	£26,000 (6)
Second	Office	287.40	(3,094)	DEVELOPMENT UK 37 LIMITED t/a Regus	Managed Client Agreement for a term of 10 years from 30/10/2023 (4)	- (4)
Total		1,718.00	(18,492)			£177,168 Plus Regus Managed Client Agreement Income (4)

(1) The lease provides for a Tenant option to determine on 27/06/2029.

(2) The lease provides for a mutual option to determine on 08/04/2029.

(3) The landlord holds a rent deposit of £11,903.

(4) A Managed Client Agreement is in place between the Landlord and Development UK 37 Ltd t/a Regus for a term of 10 years from 30/10/2023. From November 2025, the Landlord received £51,655 in gross income. Further information is available in the legal pack.

(5) The lease provides for a mutual option to determine on 23/12/2027.

(6) The landlord holds a rent deposit of £6,500 + VAT.

(7) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

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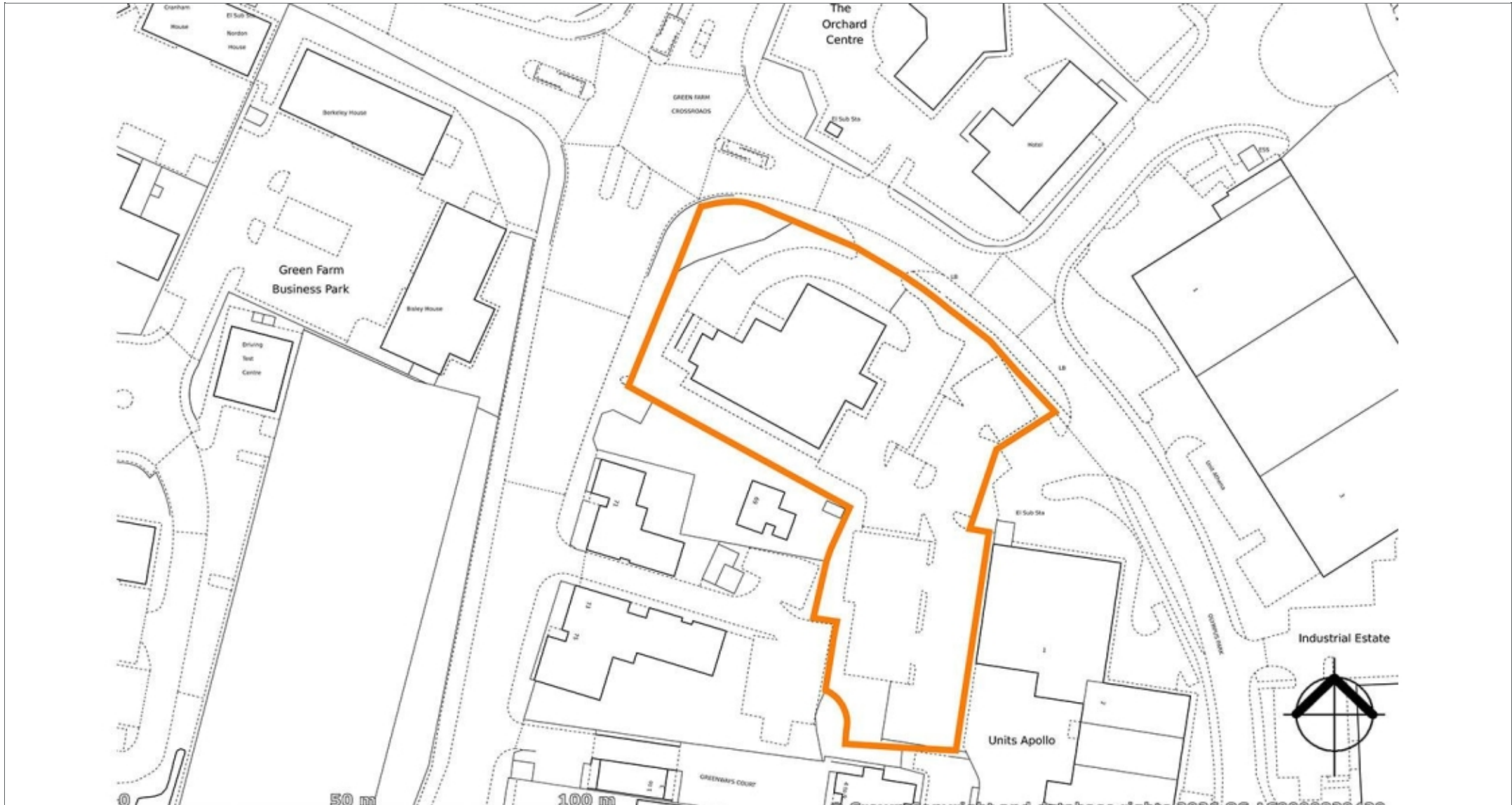
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2024