



**5220 Valiant Court**  
Gloucester Business Park  
GL3 4FE

Grade A Office Building  
**Final Floor Remaining**



Fully Refurbished Grade A Office Space, 9,637 sq. ft.

# Unrivalled On site Amenity

## Location

Gloucester Business Park is the region's premier business location and is positioned between Gloucester and Cheltenham with direct access to the M5 Motorway Junction 11A and the A417/9 Gloucester Swindon trunk road.

## Amenity

The Park covers approximately 276 acres with occupiers including EDF Energy, BAE Systems, Lockheed Martin, NHS and Ageas. The Park is a fully integrated business park with an excellent landscaped environment and unrivalled on-site amenity offerings including a Tesco Superstore, Costa Coffee, Subway, Greggs, Whittle Inn Restaurant, Premier Inn Hotel and a David Lloyd Racket Club.

## Description

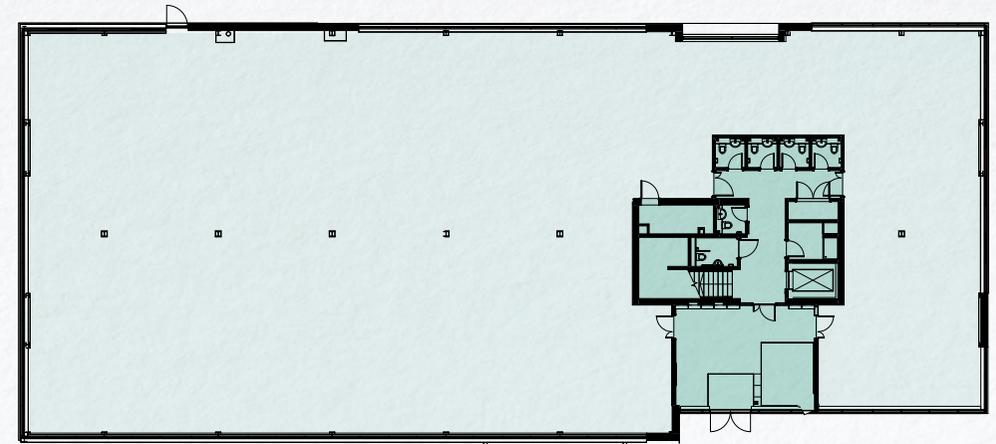
5220 Valiant Court is a detached, high quality, three storey office building prominently located at the entrance to the Park, the building has been fully refurbished.



# Accommodation



For illustrative purposes only, not to scale.



## Ground Floor

The building has the following approximate net internal floor areas.

Floor	Sq Ft (NIA)	Sq M (NIA)
Second - Let		
First Floor East - Let		
First Floor West - Let		
Ground	9,637	895.31
<b>Total</b>	<b>9,637</b>	<b>895.31</b>



Suspended ceilings



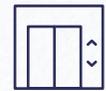
Refurbished WCs



Excellent parking ratio of 1:263 sq. ft.



Shower facilities



Refurbished lift



EPC B (30)



Refurbished reception



Open plan floor plates



Raised floors



4 pipe fan coil air conditioning



LED lighting



# Strategically located between Gloucester and Cheltenham

Gloucester Business Park is superbly located approximately 4 miles east of Gloucester City Centre and at the intersection of the A417 and Junction 11a of the M5 motorway. Cheltenham is approximately 7 miles north east.

Location	Miles	Mins
A417	1.1	2
J11A M5	4.7	10
A40	4.7	10
Gloucester	3.7	10
Cheltenham	6.8	12
Swindon	33.0	35
Bristol	37.3	40
Oxford	45.2	60
Birmingham	54.9	65
Cardiff	62.3	65
London	110	160

Stations	Mins
Gloucester	12
Cheltenham Spa	14
Bristol Parkway	36
Swindon	49
London Paddington From Gloucester station	111
Airport	Time
Gloucestershire	12
Bristol Intl.	52
Birmingham Intl.	57
Heathrow	88

## Business Rates

Further information on the properties Rateable Value are available from the agents.

## VAT

The building has been elected for VAT.

## Availability

The Ground Floor and First Floor West are available on a leasehold basis.

Full details are available from the agents upon request

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