





Unit 2 Stanley Court, Waterwells Business Park

Opportunity to purchase a Modern industrial unit on a popular Business Park within 1.5 miles of Junction 12 of the M5.

Location

Stanley Court is located within the north-eastern sector of the popular Waterwells Business Park and comprises a number of modern industrial warehouse units. The park is situated directly off the A38 dual carriageway being one of the principal arterial routes of the City. Road communications are excellent, with Junction 12 of the M5 motorway approximately 1 mile south, providing access to Birmingham and the north, and Bristol and the south. Stanley Court is located approximately 4 miles from Gloucester city centre, and 12 miles from Cheltenham.

Description

Unit 2 is a modern industrial/warehouse unit of steel portal frame construction with profile metal cladding. The accommodation comprises a store/workshop, a kitchen and WC facilities on the ground floor with offices at mezzanine level.

The offices are finished to a good specification and include electric water heater and electric heating, a combination of carpet and tiled flooring, suspended ceilings with inset lighting and networking have been installed.

The property has two allocated parking spaces to the front and opposite the building and an area for loading/unloading.

Accommodation

(Approximate gross internal areas)

Ground Floor	69.82 m2	(752 ft2)
First Floor	53.04 m2	(571 ft2)
Total	122.86 m2	(1,323 ft2)

Planning

Within Classes E and B8 of the Use Classes Order 1987.

Rates

The Rateable Value on the Valuation Office Agency website is £9,400. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

EPC

An EPC is being prepared.

Terms

The property is offered freehold with vacant possession.

Price

£180,000.

Service Charge

A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

VAT

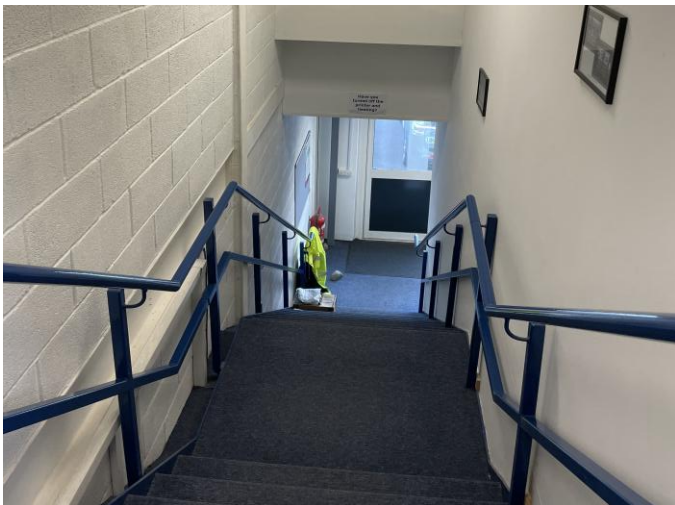
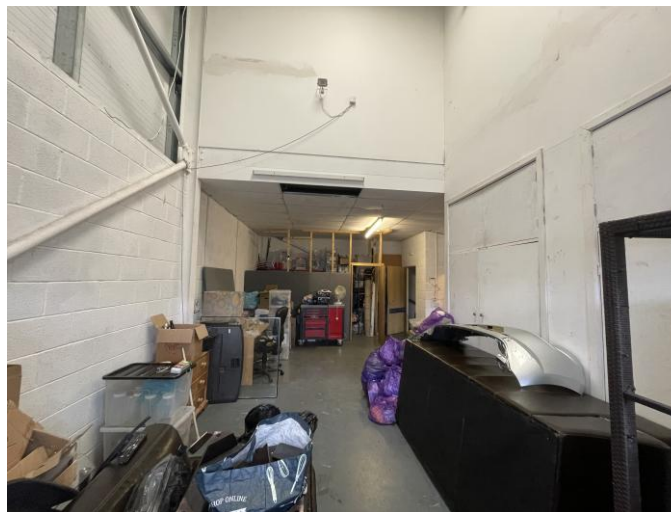
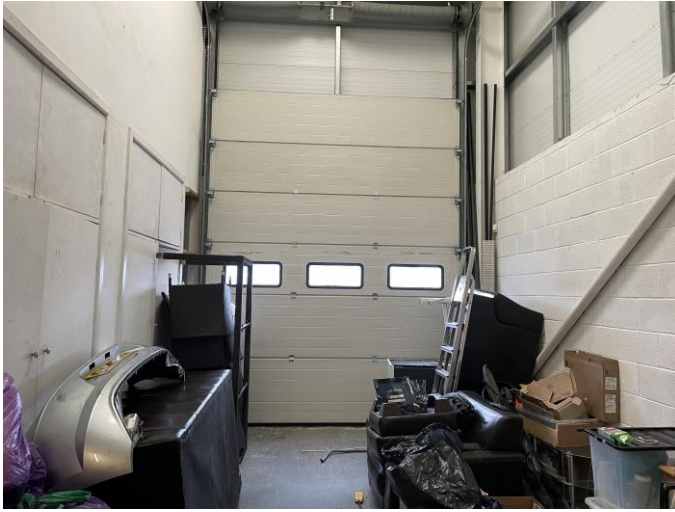
The property is elected for VAT.

Legal Costs

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



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Request a viewing

For further information or to request a viewing, please get in touch

Key Contact



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Money Laundering Regulations 2017

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Misrepresentation Act 1967

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