



TO LET





# Ground Floor, Unit 2 Wheatstone Court

**High specification office with allocated parking located on a popular business park within 1 mile of the M5.**

## Location

Waterwells Business Park is located 3 miles south of Gloucester City Centre and within 1 mile of Junction 12 of the M5 motorway. The Business Park is accessed via the A38 dual carriageway and is an established estate for businesses and includes an Express Holiday Inn and Bumble Bee Public House, a Park & Ride facility and occupiers include Gloucestershire Constabulary, Parcel Force, HSBC and Prima Dental.

## Description

The available suite comprises the ground floor of a modern two storey office building of brick construction, resting under a pitched tiled roof. Internally, the property has suspended ceilings, recessed Category II lighting, double glazing, shared fitted kitchen, fire and burglar alarms.

It has 4 allocated parking spaces.



## Accommodation

(Approximate net internal floor areas)

Ground Floor	68.41 m <sup>2</sup>	(736 ft <sup>2</sup> )
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## Terms

The property is offered by way of a new lease for a term to be agreed.

## Rent

On Application.

## Planning

Office use.

## Rates

The entry listed on the Valuation Office Agency website is £8,600.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Service Charge

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

## EPC

The property has an EPC Rating of D-76.

## VAT

The property is elected for VAT.

## Legal Costs

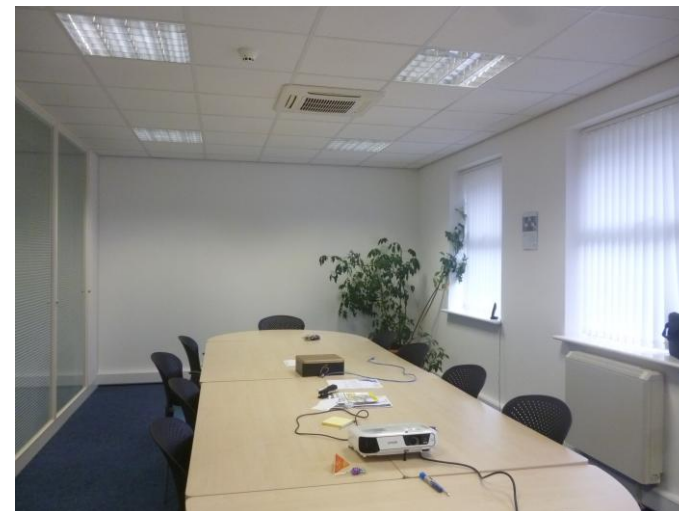
Each party to bear their own legal costs incurred in the transaction.







# Unit 1 Wheatstone Court






# Request a viewing

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

## Key contacts

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