

Unit 1 Wheatstone Court, Waterwells Business Park, Gloucester GL2 2AQ

- Offices
- Gloucester
- For Sale or To Let
- **209.55 m2 (2,255 ft2)**





Unit 1 Wheatstone Court

Modern self-contained office building within 1 mile of Junction 12 of the M5. Available on a new lease.

Location

The property is located on Waterwells Business Park approximately 3 miles to the south of Gloucester City Centre and within 1 mile of Junction 12 of the M5. 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 property is an end-terraced, two storey office building of brick construction, resting under a pitched tiled roof. It has double glazed UPVC windows and entrance door.

Internally, the property provides a ground floor entrance lobby off which are located two WCs and kitchen facilities and access to the ground floor offices. There are further offices on the first floor.



The offices have carpet floor coverings, emulsion painted plastered walls, suspended acoustic tiled ceiling with LED lighting and vertical blinds to the windows. They are heated by wall mounted electric night storage heaters and air conditioning has been installed.

It has 9 allocated parking spaces.

Accommodation

(Approximate net internal floor areas)

| Total | 209.55 m2 | (2,255 ft2) |
|--------------|-----------|-------------|
| First Floor | 112.27 m2 | (1,208 ft2) |
| Ground Floor | 97.28 m2 | (1,047 ft2) |

Terms

The property is offered freehold with vacant possession or by way of a new lease for a term to be agreed.

Rates

The entry listed on the Valuation Office Agency website is as follows:

Rateable Value: £26,000 Rate in £ 2023/2024: 0.499

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

Price Rent

£375,000. £32,000pax.

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.





Unit 1 Wheatstone Court















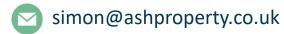
Request a viewing

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

Key contacts



Simon McKeag BSc (Hons) MRICS



07737 691453



Harry Pontifex BSc (Hons) MRICS

harry@ashproperty.co.uk

07917 886176

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084

Registered Office: 3 Pullman Court, Great Western Road, Gloucester GLI 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- 1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- 2.ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3.no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4.rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5.the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly, we recommend you obtain advice from a specialist source.



