

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

- 🏢 Offices
- 📍 Gloucester
- 🏠 For Sale or To Let
- 📏 209.55 m2 (2,255 ft2)



FOR SALE or TO LET





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)

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

£375,000.

Rent

£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



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