

**Ground Floor, Unit 6 Carter Court, Waterwells
Business Park, Gloucester GL2 2DE**

- Office
- Gloucester
- To Let
- 303.79 m² (3,270 ft²)



TO LET



Unit 6 Carter Court

Modern open plan office accommodation in an excellent location within 2 miles of Junction 12 of the M5. Available on a new lease.

Location

Waterwells Business Park is located two miles to the north of Junction 12 of the M5 motorway and 3 miles south of Gloucester City Centre, via the A38. Cheltenham is approximately 12 miles to the northeast and Bristol 35 miles to the south. Waterwells Business Park is one of Gloucester's premier business addresses and has attracted a number of major occupiers including Gloucestershire Police, Kohler Mira and Parcel Force. Local amenities include a hotel, restaurant and Park and Ride.

Description

The available accommodation comprises of the ground floor office within a three-storey office building presently laid out to provide a mix of open plan space with some partitioned rooms.



The specification includes:

- Fitted kitchen and shower
- Suspended ceilings
- Recessed light fittings
- Comfort cooling
- Full access raised floors
- Double glazing
- Carpeted

The accommodation has a total of 13 allocated parking spaces.

Accommodation

(Approximate net internal floor areas)

303.79 m² (3,270 ft²)

Terms

The property is offered 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: £40,500
Rate in £ 2023/2024: 0.499

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

Rent

To be based on £18 per sq ft per annum exclusive.

Service Charge

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

EPC

An EPC is being prepared.

VAT

The property is elected for VAT.

Legal Costs

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





Unit 6 Carter Court





Request a viewing

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

Key contacts



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