

**Suite B The Opus, Telford Way, Waterwells
Business Park, Gloucester GL2 2AB.**

 Office

 Gloucester

 To Let

 68.56 m2 (738 ft2)





Suite B The Opus, Waterwells Business Park

Modern office suite in an excellent location within 1 mile of Junction 12 of the M5. Available on a new lease.

Location

The Opus is located on Telford Way at the western end of the successful and popular Waterwells Business Park. The Park is situated directly off the A38, one of the principal arterial routes into the City, 4 miles to the south of Gloucester City centre and approximately one mile north of Junction 12 of the M5 Motorway.

Gloucester is located approximately 100 miles west of London, 55 miles south of Birmingham, 35 miles north of Bristol and 8 miles to the southwest of Cheltenham. The City has excellent road communications to the Motorway Network via Junctions 11, 11A and 12 of the M5. Gloucester is also well connected by rail services with a minimum journey time of approximately 1 hour 45 minutes to London Paddington.

Description

The property comprises a ground floor self-contained office in a two-storey property constructed in 2000, providing high quality office accommodation. A communal entrance provides access to a reception / stairwell area.

Suite B comprises an open plan office, meeting room, kitchen and WC facilities. The specification includes carpeted floor with plastered painted walls, suspended ceiling with integral light fittings, central heating and double glazing.

There is allocated parking in the adjacent car park.

Accommodation

(Approximate net internal areas)

68.56 m² (738 ft²)

Rates

The entry listed on the Valuation Office Agency website is £8,700. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Offices within Class E of the Use Classes Order 1987.

Terms

The suite is available to let on a new lease for a term to be agreed.

Rent

£8,500 per annum.

Service Charge

A service charge will be levied to cover the costs associated with the upkeep and maintenance of the communal areas and in relation to the utilities.

VAT

The property is elected for VAT.

EPC

The suite had a Rating of C-61; the EPC expired in 2024 and is being renewed.

Legal Costs

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





Request a viewing


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

Key contacts



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