





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

-  Office
-  Gloucester
-  To Let
-  183.24 m2 (1,972.40 ft2)



TO LET



Suite D The Opus

Modern open plan office accommodation in an excellent location within 2 miles 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 first floor of a two-storey property constructed in 2000, providing high quality office accommodation. A communal pedestrian entrance, on the building rear elevation provides access to a communal reception / stairwell area. Stairs and platform lift provide access to the first-floor office, as well as communal w/c. The suite is an open plan office with private office, server room and storage room. The suite has carpeted floor with plastered painted walls, suspended ceiling with integral light fittings, central heating, double glazing and internally portioned office and a/c temperature-controlled server room.

Accommodation

(Approximate net internal areas)

Main Office	165.19 m2	(1,778 ft2)
Storage	4.34 m2	(47 ft2)
Server Room	13.71 m2	(148 ft2)
Total:	183.24 m2	(1,973 sq ft)

Terms

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

Rates

The entry listed on the Valuation Office Agency website is £23,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Rent

£20,000 per annum.

Service Charge

A service charge may be levied.

VAT

The property is elected for VAT.

Legal Costs

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





Suite D The Opus





Request a viewing


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

Key contacts



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