





Unit 5 Stanley Court, Waterwells Business Park

**Modern light industrial/
warehouse unit on a
popular Business Park
within 1 mile of Junction 12
of the M5.**

Location

Stanley Court is located within the north-eastern sector of the popular Waterwells Business Park and comprises a number of modern industrial warehouse units. The park is situated directly off the A38 dual carriageway being one of the principal arterial routes of the City. Road communications are excellent, with Junction 12 of the M5 motorway approximately 1 mile south, providing access to Birmingham and the north, and Bristol and the south. Stanley Court is located approximately 4 miles from Gloucester city centre, and 12 miles from Cheltenham.

Description

Unit 5 comprises a mid-terrace building constructed on a steel frame with clad elevations beneath a profiled sheet roof.

The accommodation is laid out to provide ground floor industrial warehouse space with a full width mezzanine floor to the rear. Access is by way of a sectional over-head loading door and separate pedestrian door.

There are 2 allocated parking spaces and an area to load/unload.

Accommodation

(Approximate net internal areas)

Ground Floor	69.11 m2	(744 ft2)
First Floor	33.24 m2	(358 ft2)
Total	102.35 m2	(1,102 ft2)

Planning

Within Classes E and B8 of the Use Classes Order 1987.

Rates

The Rateable Value listed on the Valuation Office Agency website is 1st April 2026 is £9,800.

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

Terms

The property is offered by way of a new lease for a term to be agreed.

Rent

£13,000 per annum exclusive.

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.

EPC

The property has a Rating of D-83 and is valid until 16th May 2034.

Legal Costs

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



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Request a viewing

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

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Money Laundering Regulations 2017

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

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