ASH
CHARTERED SURVEYORS

Unit 16 Glenmore Centre, Waterwells Business Park, Gloucester GL2 2AP

- Office
- Gloucester
- To Let
- From 95.49 m2 (1,028 ft2)



Unit 16 Glenmore Centre

Office accommodation in an excellent location within 1.5 miles 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 property is a modern end terrace light industrial/business unit of steel portal frame construction with profile metal cladding and part clad/part brick elevations. The roof is of profile insulated cladding and incorporates translucent panels at regular intervals. Access is by way of an aluminium framed pedestrian entrance door.

The property has a 9-pane aluminium framed glazed panel on the ground floor and two aluminium framed windows at first floor level, which helps to enhance the natural light throughout. There are 2 allocated parking spaces with further parking available in front of the glazed panel.

Accommodation
(Approximate net internal floor areas)

Ground Floor		
Main Office	37.98 m2	(409 ft2)
Store	7.78 m2	(84 ft2)
Understairs store	3.20 m2	(34 ft2)
First Floor		
Main Office	36.40 m2	(392 ft2)
Meeting Room	5.71 m2	(62 ft2)
Kitchen	4.42 m2	(48 ft2)
TOTAL	**95.49 m2**	**(1,028 ft2)**

Rates
The Rateable Value listed on the Valuation Office Agency website from 1st April is £16,250. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning
The property has been used as offices which falls within Class E of the Use Class Order 1987.

Terms
The office is available by way of a new lease for a term to be agreed.

Rent
£15,000 per annum exclusive.

Service Charge
A charge is levied 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 C-61.

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

Unit 16 Glenmore Centre








Request a viewing

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

Key contacts

Simon McKeag BSc (Hons) MRICS

simon@ashproperty.co.uk

07737 691453

Oliver Hambling

ollie@ashproperty.co.uk

01452 300433

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1.these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2.ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3.no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4.rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5.the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales
You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017
As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

Misrepresentation Act 1967
This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)
It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly, we recommend you obtain advice from a specialist source.