





Unit 13 Glenmore Centre

Modern Business unit situated within 1.5 miles of the M5. Workshop/store with offices above.

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 business unit of steel portal frame construction with part clad/part brick elevations, and the roof is profile insulated cladding incorporating translucent panels at regular intervals. The unit benefits from a minimum eaves height of 5.75m, vehicular door access and an aluminium pedestrian glazed entrance door.

The layout comprises a workshop/store, kitchen and a disabled WC on the ground floor with offices on the first floor. The accommodation has been finished to a high standard, and the specification includes solar panels, intruder alarm, networking and a shower has been installed.

Externally, there are 3 allocated parking spaces and an area to load/unload.

Accommodation

(Approximate net internal floor areas)

Ground Floor	110.2 m2	(1,186 ft2)
First Floor	99.2 m2	(1,068 ft2)
Total	209.4 m2	(2,254 ft2)

Rates

The Rateable Values listed on the Valuation Office Agency website is £15,500.

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.

Planning

Classes E and B8 of the Use Classes Order 1987.

Rent

£20,000 per annum exclusive.

Service Charge

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

EPC

The property has an EPC rating of D-82.

VAT

The property is elected for VAT.

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

Key contacts

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