





Unit 25 Brunel Court, Waterwells Business Park

Modern end terrace unit with offices and storage space on a popular Business Park with good access to the M5.

Location

The unit is located in Brunel Court, which is situated at the eastern end of the successful and popular Waterwells Business Park. The Park is situated directly off the A38, one of the principal arterial routes of the city, 4 miles to the south of Gloucester City Centre and approximately one mile north of Junction 12 of the M5 motorway. Amenities within the Park include a 106 bed Holiday Inn Express Hotel, the Bumble Bee public house and restaurant and a Park & Ride facility.

Description

The unit comprises a modern end terrace unit of steel portal frame construction with part clad part brick elevations with blockwork party walls. The roof is profile insulated cladding incorporating translucent panels at regular intervals.

Access to the building is by way of an aluminium framed pedestrian access door or a vehicular up and over door. The accommodation comprises workshop and storage facilities on the ground floor with offices above. WC and kitchen facilities are also provided.

The offices have been finished to a high specification with painted plastered walls, suspended ceilings with inset lighting, carpeting throughout, gas fired central heating via radiators and intruder and fire alarm systems.

Externally, allocated parking is provided.

Accommodation

(Approximate gross internal areas)

Ground Floor Workshop	117.68 m2	(1,267 ft2)
First floor	109.98 m2	(1,184 ft2)
Total	227.66 m2	(2,451 ft2)

Rates

The Rateable Value appearing on the Valuation Office Agency website is £9,300. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Within Classes E and B8 of the Use Classes Order.

Terms

The property is offered freehold with vacant possession.

Price

£325,000.

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 C-55.

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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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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