





**Unit 6 Gabwell Centre, Quadrant Distribution  
Centre, Hardwicke, Gloucester GL2 2JH.**

 Industrial  
 Gloucester  
 To Let  
 270.0 m<sup>2</sup> (2,906 ft<sup>2</sup>)





# Unit 6 Gabwell Centre, Waterwells Business Park

**Modern industrial unit  
within 1 mile of Junction 12  
of the M5.**

## Location

The Gabwell Business Centre is located on the Quadrant Distribution Centre approximately 3 miles to the south of Gloucester City Centre and within 1 mile of Junction 12 of the M5. The estate is accessed via the A38 dual carriageway and situated adjacent to Waterwells Business Park. Waterwells is an established estate for businesses and includes an Express Holiday Inn and Bumble Bee Public House, a Park & Ride facility and occupiers include Gloucestershire Constabulary, Parcel Force, Kohler Mira and Prima Dental.

## Description

The property is a modern mid-terraced industrial/warehouse unit of steel portal frame construction with elevations a combination of brick and profile metal cladding. The original specification includes: a minimum eaves height of 6m, powder coated double glazed aluminium windows and doors and all mains services including 3 phase electricity.

Unit 6 was built with a mezzanine storage platform to approximately half of the width upon which there is an office to part with the remainder used for storage and as a kitchen. Below the mezzanine is a single WC.

To the front is a concrete loading apron and brick paviour parking for four vehicles.

## Accommodation

(Approximate Gross internal area)

Ground Floor	180.6 m2 (1,944 ft2)
Mezzanine	89.4 m2 (962 ft2)
<b>Total</b>	<b>270.0 m2 (2,906 ft2)</b>

## Planning

Within Classes E of the Use Classes Order 1987.

## Rates

The Rateable Value appearing on the Valuation Office Agency website is £17,500.

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.

## Service Charge

An Estate charge will be levied to cover the costs associated with the upkeep and maintenance of the common areas.

## Energy Performance Certificate

The property has an EPC Rating of B47.

## Rent

£28,000 per annum exclusive.

## VAT

The property is elected for VAT.

## Legal Costs

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







# Unit 6 Gabwell Centre, Waterwells Business Park





# Request a viewing

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

## Key Contacts



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