

**Unit 3 Wheatstone Court, Waterwells
Business Park, Gloucester GL2 2AQ**

- Office
- Gloucester
- To Let
- 158.03 m2 (1,701 ft2))



TO LET



Unit 3 Wheatstone Court

Modern two storey office building within 1 mile of Junction 12 of the M5. Available on a new lease.

Location

The property is located on an office development at the western side of the successful and popular Waterwells Business Park approximately 3 miles to the south of Gloucester City Centre and within 1 mile of Junction 12 of the M5. The Business Park is accessed via the A38 dual carriageway and occupiers include an Express Holiday Inn and Bumble Bee Public House, a Park & Ride facility and occupiers include Gloucestershire Constabulary, Parcel Force, HSBC and Prima Dental.

Description

The property is a mid-terraced, two storey office building of brick construction, resting under a pitched tiled roof. It has double glazed UPVC windows and entrance door.

Internally, the property provides a ground floor entrance lobby off which are located two WCs and kitchen facilities and access to the ground floor office.

Stairs from the entrance lobby lead to an open plan office on the first floor, along with a separately partitioned meeting room and a private office.

All offices have carpet floor coverings, emulsion painted plastered walls, suspended acoustic tiled ceiling with LED lighting and vertical blinds to the windows. They are heated by wall mounted electric night storage heaters and air conditioning has been installed.

It has 8 allocated parking spaces.

Accommodation

(Approximate net internal floor areas)

Ground Floor

Office	68.41 m2	(736 ft2)
Kitchen	2.78 m2	(30 ft2)
Storeroom	1.94 m2	(21 ft2)
Sub Total	73.12 m2	(787 ft2)

First Floor

Office	84.90 m2	(912 ft2)
Total	158.03 m2	(1,701 ft2)

Planning,

Offices or other uses within Class E of the Use Classes Order 1987.

Rates

The Rateable Value listed on the Valuation Office Agency website is £19,000. 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.

Consideration will also be given to letting the property on a floor-by-floor basis, subject to terms.

Rent

£24,750 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.

Legal Costs

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





Unit 3 Wheatstone Court





Request a viewing


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

Key contacts



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