

Units L & M Aquarius Centre, Edison Close,  
Quedgeley, Gloucester, GL2 2FN.

- Industrial
- Gloucester
- To Let
- 994.42 m<sup>2</sup> (10,704 ft<sup>2</sup>)





# Units L & M Aquarius Centre

**Modern Industrial Warehouse unit finished to a high specification throughout.**

## Location

The Aquarius Centre is situated at the western 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 1 mile north of Junction 12 of the M5 Motorway. Occupiers within the Park include Gloucestershire Constabulary, Kohler Mira and HSBC and facilities include a Holiday Express Inn, Bumble Bee public house and restaurant and a Park and Ride.

## Description

The development is a modern scheme of industrial/warehouse units of steel portal frame construction with part brick, part profile metal clad elevations with a fully clad roof incorporating translucent panels at regular intervals. Units L and M have been combined and the specification includes:

## Accommodation (Approximate gross internal area)

	M2	Ft2
Ground Floor	679.85	7,318
First Floor Offices	187.32	2,016
Mezzanine	127.25	1,370
<b>Total</b>	<b>994.42</b>	<b>10,704</b>

a minimum eaves height of 6.5m, powder coated double glazed aluminium windows and doors and all mains' services including 3 phase electricity.

The property has been extensively fitted out to a high standard and the accommodation now comprises the main warehouse, mezzanine storage, offices with kitchen point, WC facilities and an entrance hall. The offices have painted plastered walls, suspended ceilings with inset LED lighting, carpet flooring, fresh air ventilation and underfloor heating. The kitchen has a range of high- and low-level units and a stainless-steel sink unit. The warehouse has an epoxy resin floor covering, gas heaters with associated de-stratification fans, 2 electronically operated up and over loading doors and LED lighting.

The property benefits from door entry, intruder, and fire alarm systems. There is parking and an area for loading/unloading to the front of the building with further allocated parking to the side and the Business Park also has an overflow parking area.

## Rates

The Rateable Values listed on the Valuation Office Agency website are:

Unit L	£34,750
Unit M	£29,750

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.





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## Planning

Within Classes E, and B8 of the Use Classes Order 1987.

## Terms

The units are offered as a single lot by way of a new full repairing and insuring lease for a term to be agreed.

## Rent

£95,000 per annum exclusive.

## Service Charge

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

## VAT

The property is elected for VAT.

## EPC

C-64.

## 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 Contact



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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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