





# Unit 5 Wheatstone Court

## Modern 2 storey office building within 1 mile of Junction 12 of the M5 with 7 allocated parking spaces

### Location

Waterwells Business Park is located 3 miles south of Gloucester city centre and 1 mile north of junction 12 of the M5 motorway, via the A38. The location offers an extremely pleasant working environment at the foot of the Cotswold Hills and within the Severn Vale. There is a Holiday Inn Express and Pub (The Bumble Bee) close by and the Park & Ride at Waterwells provides a regular service into the city centre. Tesco is within 1 mile together with a number of other retailers including Matalan, and Boots.

### Description

The property is a mid-terraced, two storey office building of brick construction, resting under a pitched tiled roof. Internally the accommodation has been divided to provide a range of open plan offices and meeting rooms having suspended ceilings with recessed LED lighting, double glazed

windows, and is carpeted throughout. The building also benefits from perimeter trunking, a fitted kitchen, fire and burglar alarms.

Externally, the unit has a block paved car park and benefits from seven allocated parking spaces.

### Accommodation

(Approximate net internal floor areas)

Ground Floor	73.12 m2	(787 ft2)
First floor office	82.68 m2	(890 ft2)
<b>Total</b>	<b>155.80 m2</b>	<b>(1,677 ft2)</b>

### 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.

### Planning

Offices.

### Terms

The property is available by way of a new lease or freehold with vacant possession.

### Price

£250,000.

### Rent

£23,500 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.

### Energy Performance Certificate

An EPC is being prepared.

### 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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