





# Unit 2 Stanley Court, Waterwells Business Park

**Modern industrial unit on a popular Business Park within 1.5 miles of Junction 12 of the M5.**

## Location

Stanley Court is located within the north-eastern sector of the popular Waterwells Business Park and comprises a number of modern industrial warehouse units. The park is situated directly off the A38 dual carriageway being one of the principal arterial routes of the City. Road communications are excellent, with Junction 12 of the M5 motorway approximately 1 mile south, providing access to Birmingham and the north, and Bristol and the south. Stanley Court is located approximately 4 miles from Gloucester city centre, and 12 miles from Cheltenham.

## Description

Unit 2 is a modern industrial/warehouse unit of steel portal frame construction with profile metal cladding. The accommodation comprises a store/workshop, a kitchen and WC facilities on the ground floor with offices at mezzanine level.

The offices are finished to a good specification and include electric water heater and electric heating, a combination of carpet and tiled flooring, suspended ceilings with inset lighting and networking have been installed.

The property has two allocated parking spaces to the front and opposite the building and an area for loading/unloading.

## Accommodation

(Approximate gross internal areas)

Ground Floor	69.82 m2	(752 ft2)
First Floor	53.04 m2	(571 ft2)
<b>Total</b>	<b>122.86 m2</b>	<b>(1,323 ft2)</b>

## Planning

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

## Rates

The Rateable Value on the Valuation Office Agency website is £9,400. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## EPC

The property has a Rating of C-72.

## Terms

The property is offered by way of a full repairing and insuring lease for a term to be agreed.

## Rent

£15,000 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.

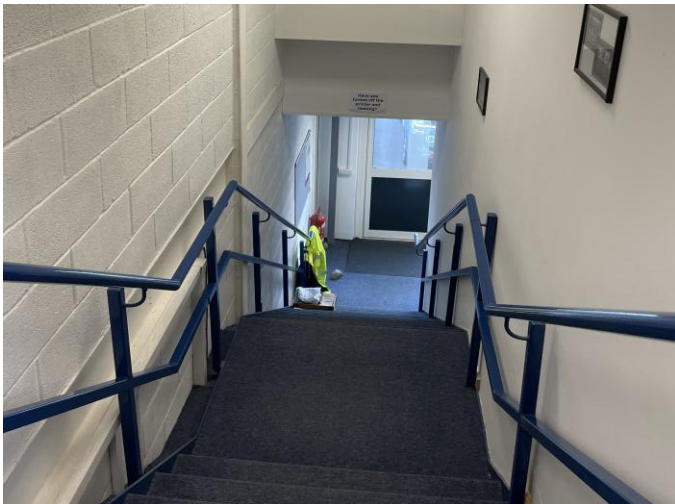
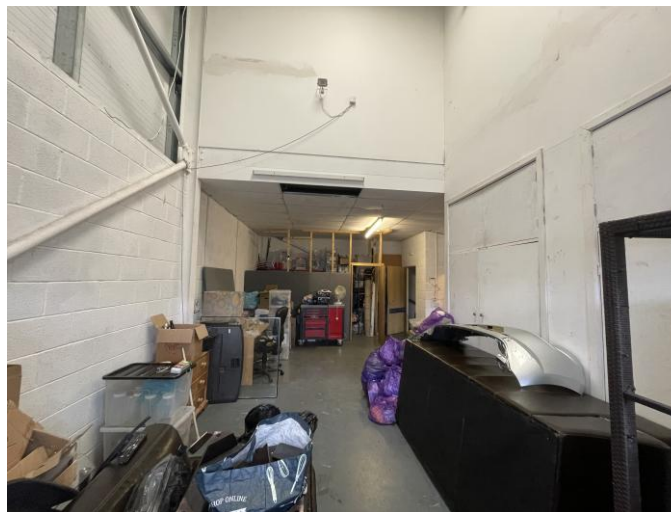
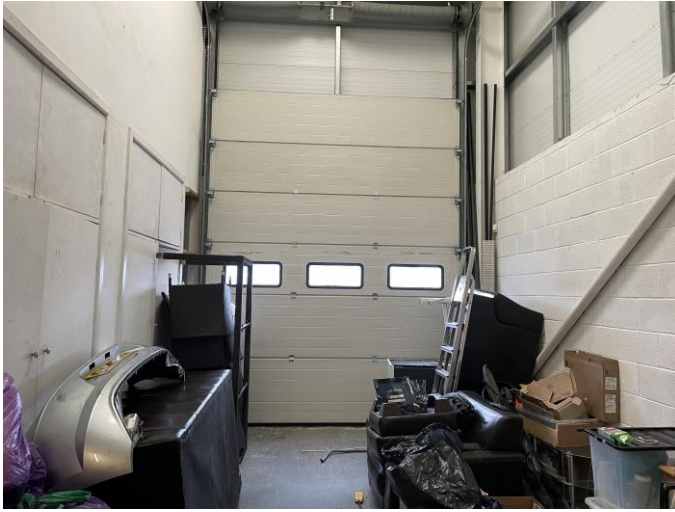
## Legal Costs

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





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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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### **Code of Practice for Commercial Leases in England and Wales**

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

### **Money Laundering Regulations 2017**

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.

### **Misrepresentation Act 1967**

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### **Control of Asbestos Regulations 2012 (CAR 2012)**

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

