





# Unit 16 Glenmore Centre

**Office accommodation in an excellent location within 1.5 miles of the M5. Available on a new lease.**

## Location

Waterwells Business Park is located two miles to the north of Junction 12 of the M5 motorway and 3 miles south of Gloucester City Centre, via the A38. Cheltenham is approximately 12 miles to the northeast and Bristol 35 miles to the south. Waterwells Business Park is one of Gloucester's premier business addresses and has attracted a number of major occupiers including Gloucestershire Police, Kohler Mira and Parcel Force. Local amenities include a hotel, restaurant and Park and Ride.

## Description

The property is a modern end terrace light industrial/business unit of steel portal frame construction with profile metal cladding and part clad/part brick elevations. The roof is of profile insulated cladding and incorporates translucent panels at regular intervals. Access is by way of an aluminium framed pedestrian entrance door.

The property has a 9-pane aluminium framed glazed panel on the ground floor and two aluminium framed windows at first floor level, which helps to enhance the natural light throughout. There are 2 allocated parking spaces with further parking available in front of the glazed panel.

## Accommodation

(Approximate net internal floor areas)

### Ground Floor

Main Office	37.98 m2	(409 ft2)
Store	7.78 m2	(84 ft2)
Understairs store	3.20 m2	(34 ft2)

### First Floor

Main Office	36.40 m2	(392 ft2)
Meeting Room	5.71 m2	(62 ft2)
Kitchen	4.42 m2	(48 ft2)

**TOTAL 95.49 m2 (1,028 ft2)**

## Rates

The Rateable Value listed on the Valuation Office Agency website from 1<sup>st</sup> April is £16,250. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Terms

The property is offered freehold with vacant possession.

## Price

£180,000.

## Service Charge

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

## VAT

The property is elected for VAT.

## EPC

The property has a Rating of C-61.

## 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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