

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

 Office

 Gloucester

 To Let

 73.12 m2 (787 ft2))



FLEXIBLE TERMS AVAILABLE



Ground Floor, Unit 3 Wheatstone Court

Modern ground floor office 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, and on the ground floor of a 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 an entrance lobby off which are located shared WCs and kitchen facilities and access to the ground floor office.

The office has carpet floor coverings, emulsion painted plastered walls, suspended acoustic tiled ceiling with CAT 2 lighting and vertical blinds to the windows. Heating is via wall mounted electric night storage heaters and air conditioning has been installed.

There are 4 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)
Total	73.12 m2	(787 ft2)

Planning,

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

Rates

The Rates will need to be re-assessed. 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.

Rent

Rent on application.

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.





Request a viewing

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

Key contacts



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