





# 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 from 1<sup>st</sup> April 2026 is £10,000.

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 and is valid until May 2035.

## 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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