



MODERN OPEN PLAN ACCOMMODATION



Unit 6 Carter Court

Modern open plan office accommodation in an excellent location within 2 miles of Junction 12 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 available accommodation is set over a three-storey office building, presently laid out to provide a mix of open plan space with some partitioned rooms.

The general specification includes:

- Fitted kitchen and shower
- Suspended ceilings
- Recessed light fittings
- Comfort cooling
- Full access raised floors
- Double glazing
- Carpeted

There is allocated onsite car parking, on the basis of approximately 1 space per 250 Sq Ft.

Accommodation

(Approximate net internal floor areas)

	M2	(Ft ²)
Ground floor	303.79	3,270
First floor	314.28	3,384
Second floor	314.84	3,389
Total	933.01	10,043

EPC

An EPC is being prepared.

Terms

The property is offered by way of a new lease for a term to be agreed.

Rates

The Rateable Values listed on the Valuation Office Agency website are:

Ground Floor:	£40,500
First Floor:	£41,750
Second Floor:	£42,250
Rate in £ 2023/2024:	0.499

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Rent – On application.

Service Charge

A charge is levied by the 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 contacts



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