

**Unit 10 Wheatstone Court, Waterwells  
Business Park, Gloucester GL2 2AQ**

- Offices
- Gloucester
- To Let
- 156.62 m<sup>2</sup> (1,685 ft<sup>2</sup>)



**TO LET**





# Unit 10 Wheatstone Court

**Modern office building within 1 mile of Junction 12 of the M5. With 8 allocated car parking spaces**

## Location

The property is located on an office development, Wheatstone Court, at the western side of the successful and popular Waterwells Business Park. The Park is situated directly off the A38, one of the principle arterial routes into Gloucester, four miles to the south of the City centre, and approximately one mile north of Junction 12 of the M5 motorway. Occupiers on the Business Park include Paper House Group, Prima Dental, SST and the Gloucestershire Constabulary Headquarters, in addition to a Holiday Inn and a Public House. It is also the base for the City's Main Park and Ride.

## Description

The property is a mid-terraced, two storey office building of brick construction, resting under a pitched tiled roof. It has double glazed UPVC windows and entrance door with vertical blinds throughout and internal security grills at ground floor level.

Internally, the property provides a ground floor entrance lobby off which are located two WCs and kitchen facilities, server room and access to the ground floor office which is generally open plan together with two glazed partitioned offices/meeting rooms. Stairs from the entrance lobby also lead to the first floor which provides an open plan office and 2 private offices.

The office accommodation has a carpet floor covering, emulsion painted plastered walls, suspended acoustic tiled ceiling with mainly integral lighting. The property is heated by wall mounted electric night storage heaters and air conditioning has been installed in the main office on the first floor.

Externally, the unit has a block paved car park and benefits from eight allocated parking spaces.

**The EPC Rating is B-44 valid to 22 January 2034.**

## Accommodation

(Approximate net internal floor areas)

Ground floor office	68.35 m2	(735 ft2)
Ground floor kitchen	2.64 m2	(28 ft2)
Ground floor store	1.15 m2	(12 ft2)
First floor office	84.48 m2	(909 ft2)
<b>Total</b>	<b>156.62 m2</b>	<b>(1,685 ft2)</b>

## Terms

The property is to let for a term to be agreed.

## Rates

The entries listed on the Valuation Office Agency website is as follows:

Rateable Value:

Ground Floor	£8,600
First Floor	£10,250

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

## Rent

£19,500 per annum.

## 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.







# Unit 10 Wheatstone Court





# Request a viewing


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

## Key contacts



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