

TO LET

HIGH QUALITY OFFICE

1,963.78 SQ FT (182.44 SQ M)

**Kurt
Wymman**
Surveyors & Property Agents



Suite D, The Opus, Telford Way, Waterwells Business Park, GL2 2AB

Modern 1st Floor open plan suite | Parking | Close to M5 Junction 12

LOCATION

The Opus is located on Telford Way at the western end of the successful and popular Waterwells Business Park.

The Park is situated directly off the A38, 4 miles to the south of Gloucester City centre and approximately one mile north of Junction 12 of the M5 Motorway.



DESCRIPTION

The property comprises a first floor of a two-storey property constructed in 2000, providing high quality office accommodation.

- Communal reception/stairwell area
- Stairs and platform lift provide access to the first-floor office, as well as communal WC
- Open plan office with private office, storage room and a/c temperature controlled server room
- Central heating
- Double glazing

FLOOR SCHEDULE

	Sq Ft	Sq M
Main Office,	1,776	165.19
Storage	47	4.34
Server Room	148	13.71
TOTAL	1,963.78	182.44



RATING

The 2023 Rating list shows the property is described as 'Offices and Premises' with a Rateable Value of £21,000

QUOTING TERMS

The property is available by way of a new Full Repairing And Insuring lease for a negotiable term of years.

QUOTING RENTAL

Office Suite D: £20,000 per annum exclusive
A site service charge is also levied.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All figures are quoted exclusive of VAT.

SERVICES

Water, drainage, gas and electricity are connected to the property.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

Energy performance Certificate (EPC) Rating :
C64




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**ALL VIEWINGS WITH PRIOR
APPOINTMENT WITH KURT
WYMAN SURVEYORS**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website www.kurtwymansurveyors.co.uk

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