

# TO LET

## MODERN HIGH QUALITY OFFICES

FROM 3,270 SQ FT TO 10,043 SQ FT (303.79 SQ M TO 933.02 SQ M)

**Kurt  
Wymman**  
Surveyors & Property Agents



**Unit 6 Carter Court, Waterwells Business Park, Gloucester, GL2 2DE**  
**Excellent Location close to J12 M5 | Open Plan Accommodation | Car Parking**





## LOCATION

Waterwells Business Park is conveniently located adjacent to the A38, the main arterial route into Gloucester, approximately 2 miles to the North of Junction 12 of the M5 Motorway and 3 miles south of Gloucester City Centre.

Waterwells Business Park is one of Gloucester’s premier business parks and is home to a number of major occupiers including Gloucestershire Constabulary, Kohler Mira and Prima Dental. The site benefits from a hotel, restaurant and the Park and Ride into Gloucester.

## DESCRIPTION

A detached modern high quality office building with accommodation arranged over 3 floors.

The specification comprises:

- Predominantly open plan floorplates
- Fitted kitchens and shower room
- Suspended tiled ceilings
- Comfort cooling
- Raised access floors
- Aluminium double glazed windows.
- Car parking

### SCHEDULE OF FLOOR AREAS

Area	SQ FT	SQ M
Ground Floor	3,270	303.79
First Floor	3,384	314.38
Second Floor	3,389	314.84
<b>Total</b>	<b>10,043</b>	<b>933.01</b>

Measured on a Net Internal Floor Area basis (NIA).





## KEY INFORMATION

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### SERVICES

Mains water, drainage and electricity is connected to the property.

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

### EPC

The property has an EPC rating of B-36.

### RATING

The 2023 Rating List shows the following assessments for the property:

- Ground Floor is described as “Offices and Premises” at a rateable value of £40,500.
- First Floor is described as “Offices and Premises” at a rateable value of £41,750.
- Second Floor is described as “Offices and Premises” at a rateable value of £42,250.

### QUOTING TERMS

The offices are available to let as a whole or on a floor by floor basis by way new effective Full Repairing & Insuring leases.

### QUOTING RENTAL

From £14 per sq ft per annum exclusive.

### SERVICE CHARGE

A service charge is levied to cover the upkeep and maintenance of the common parts of the building.

### LEGAL COSTS

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

### VAT

All figures are quoted exclusive of VAT.





Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
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