

# INDUSTRIAL WAREHOUSE UNIT TO LET

## Waterwells Business Park, Gloucester

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PROPERTY CONSULTANTS



### INDUSTRIAL WAREHOUSE UNIT

Unit 5 Stanley Court  
Edison Close  
Waterwells Business Park  
Quedgeley  
Gloucester

Approximately 1,102 sq ft  
(102.35 sq m)

- Located within approx. 1 mile of J12 of the M5.
- Available on a new lease.
- Established commercial location.



# Unit 5 Stanley Court, Waterwells Business Park, Quedgeley, Gloucester

## 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 5 comprises a mid-terrace building constructed on a steel frame with clad elevations beneath a profiled sheet roof.

The accommodation is laid out to provide ground floor industrial warehouse space with a full width mezzanine floor to the rear. Access is by way of a sectional overhead loading door and separate pedestrian door.

Externally there is car parking to the front of the unit.

## Accommodation

All measurements are approximate Gross Internal Areas.

Area	Sq ft	Sq m
Industrial/warehouse area	744	69.11
Mezzanine	358	33.24
<b>Total</b>	<b>1,102</b>	<b>102.35</b>

## Rent

£10,000 per annum exclusive.

## Terms

Available by way of a new full repairing and insuring lease on terms to be agreed.

## Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Energy Performance Certificate

Awaiting.

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

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## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Business Rates

The property requires a separate assessment. Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable. A change in occupation may trigger an adjustment of rating assessment

## Subject to Contract

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## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Viewing Arrangements

Strictly by arrangement with the agents.

## Alder King Property Consultants

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