

WAREHOUSE/OFFICE BUILDING FOR SALE

Gloucester

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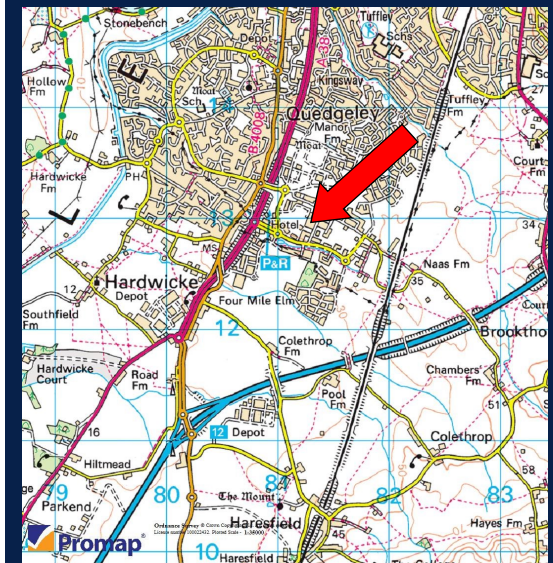


Warehouse/Office Building

**Unit 9 Whitworth Court
Waterwells Business Park
Gloucester
GL2 2DG**

5,013 sq ft (465.72 sq m)

- Convenient location within 1 mile of J12 of the M5.
- Available on a freehold basis.
- Established commercial location.



Unit 9 Whitworth Court, Waterwells Business Park, Gloucester

Location

Whitworth Court comprises nine modern industrial warehouse units completed around 2009 and is located within the successful Waterwells Business Park.

The park is situated directly off the A38 dual carriageway, one of the principle arterial routes of the City, 4 miles south of Gloucester City Centre and 1 mile north of Junction 12 of the M5 Motorway.



Description

The property comprises an end of terrace warehouse unit of steel portal frame construction with profile clad elevations beneath a pitched roof.

The ground floor comprises a reception area, male and female WCs, kitchen and storage accommodation.

The storage area has a clear working height of approximately 2.55 metres.

The first floor has been fitted to a high standard and provides open plan office accommodation, a board room and private office. The specification includes carpeting, recessed lighting and air conditioning.

Parking and loading are located to the front elevation.

The adjoining building, Unit 8 Whitworth Court, is also available for sale subject to an existing lease.

Accommodation

All measurements are approximate Gross Internal Areas.

Area	Sq m	Sq ft
Ground Floor Storage	238.02	2,562
First Floor Offices	227.70	2,451
TOTAL	465.72	5,013

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Terms

The property is available for sale.

Price

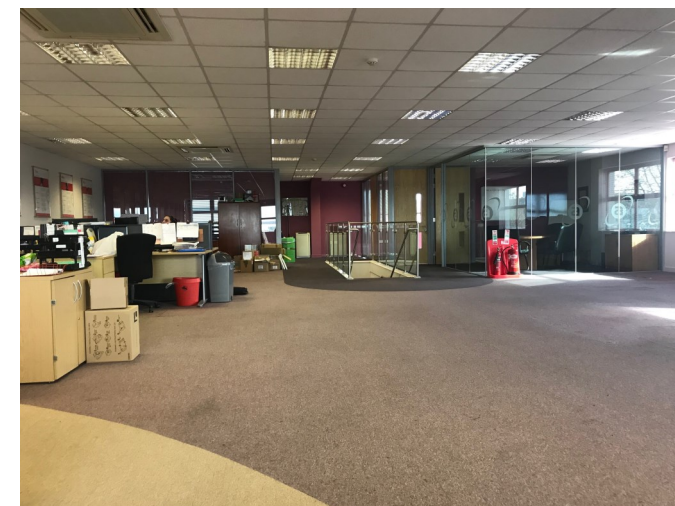
£400,000 plus VAT.

Planning

The property has most recently been used for storage and office purposes. Interested parties are advised to make their own enquiries of the local planning authority, Tewkesbury Borough Council.

Legal Costs

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



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Business Rates

The unit will require a new separate assessment.

Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

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 sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

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

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester
GL3 4AA

www.alderking.com

Vicki Grimshaw

01452 627131

vgrimshaw@alderking.com

Adrian Rowley

01452 627133

arowley@alderking.com

Ref: AJGR/VG/N87391

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