

# Units 6 and 7 Wheatstone Court

Waterwells Business Park, Gloucester, GL2 2AQ.  
Modern Office Buildings. Approx 3,888 sq ft (360.20 sq m).

**FOR SALE**



Freehold for Sale with  
Vacant Possession.

Approximately 1 mile to  
M5 Motorway (J12)

16 Allocated Car  
Parking Spaces

Established and Popular  
Business Location







BritishRedCross



# Location

The properties are located on the Wheatstone Court business estate, forming part of the wider commercial location of Waterwells Business Park serviced from the A38 dual carriageway.

Wheatstone Court is approximately 3 miles south of Gloucester City Centre, and the M5 Motorway can be accessed at Junction 12 approximately 1 mile to the south, providing connections with Cheltenham in the north and Bristol in the south.

The wider Waterwells Business Park is a popular home to a number of occupiers, including Gloucestershire Constabulary, HSBC, Express Holiday Inn and Parcel Force.

There is a Park and Ride facility located on Telford Way, less than a mile to the north.

**Gloucester City Centre**



**3 miles north**

**M5 Motorway Junction 12**



**1 mile south**

**Cheltenham**

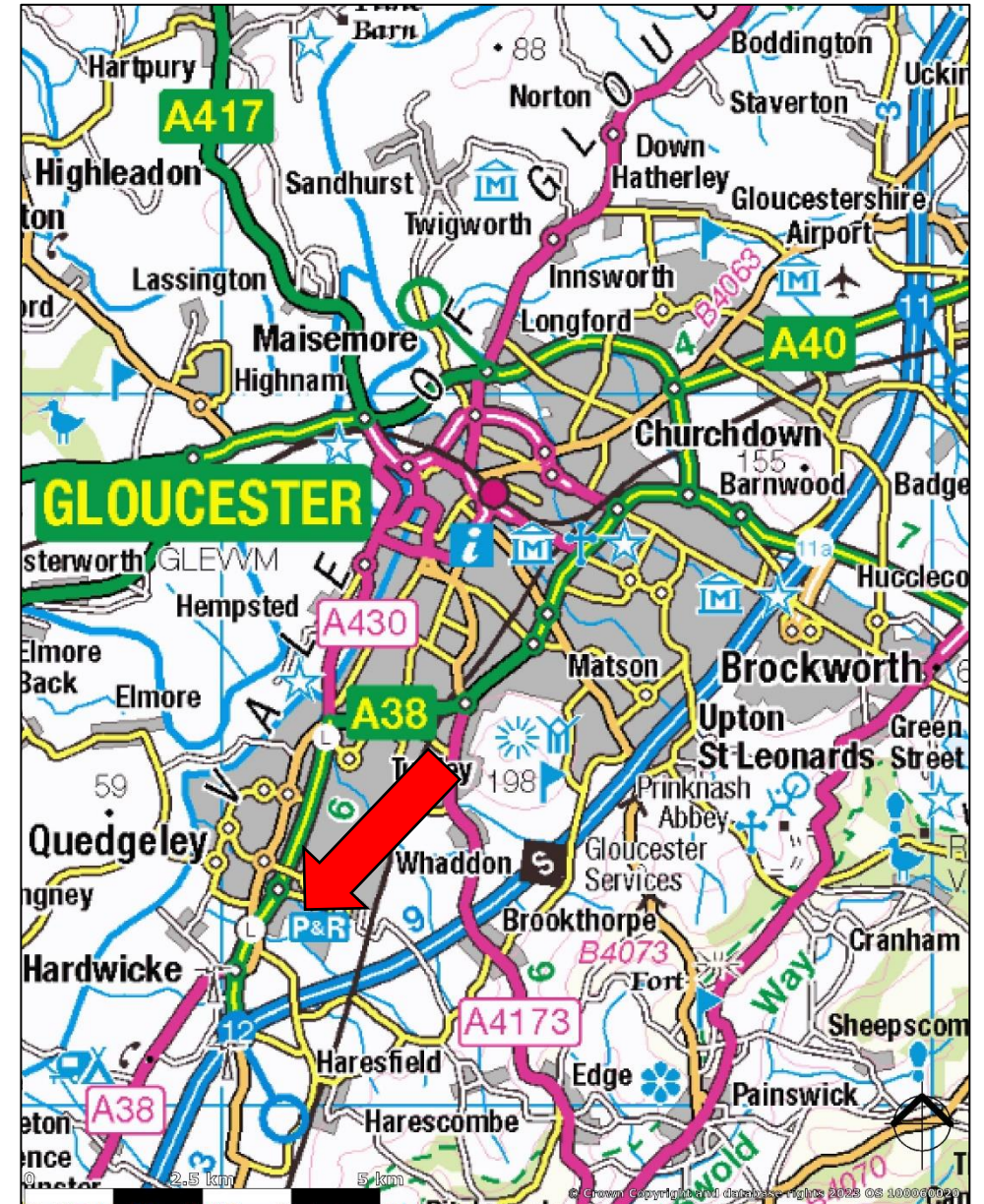


**14.5 miles north**

**Bristol**



**31 miles south**



# Accommodation

## Description

Units 6 and 7 comprise mid and end terrace office / business properties located towards the rear of the estate.

The buildings are of brick construction under a pitched tiled roof, and are interconnected on both ground and first floor levels.

Unit 6 is predominantly in use as a training facility, and comprises a ground floor entrance lobby off which two WCs are located, a kitchenette facility and access to a larger partitioned training room and breakout / second kitchenette area.

There is an open plan training room at first floor level which can be partitioned off to create separate areas. These areas have perimeter trunking, carpeted / vinyl floor coverings, emulsion painted plastered walls, suspended tiled ceilings with integrated LED lighting, and vertical blinds to the windows.

Unit 7 is larger and is mainly used for staff offices together with storage.

The property has a ground floor entrance lobby with two WCs and a kitchenette facility.

The ground floor is used for storage and is racked out on a vinyl floor covering, and carpeted office space to the side. There is an open plan office at first floor level. These areas have perimeter trunking, emulsion painted plastered walls, suspending ceilings with LED lighting and blinds to the windows.

Both properties are heated by wall mounted heaters.

Externally, the properties benefit from having car parking to the front and side for up to 16 vehicles

## Terms

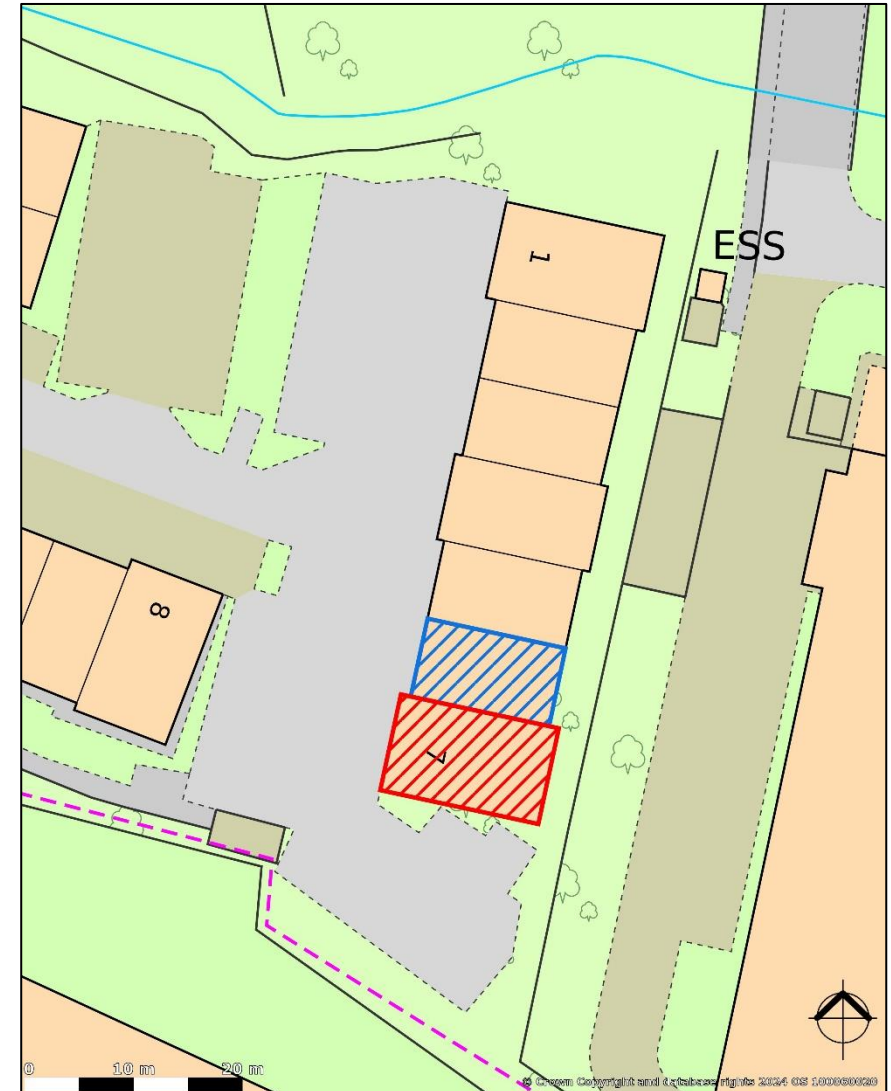
Sale of the freehold interests with vacant possession on completion. The units are available together as a whole, or separately.

## Price

- Unit 6 (hatched blue): £299,995.00
- Unit 7 (hatched red): £404,995.00
- Units 6 and 7 combined: £699,995.00

## Energy Performance Certificate

B:43 (valid until September 2033).



# Planning | Legal | Business Rates | VAT | Services

## Legal Costs

Each party is to be responsible for their own legal costs.

## Services

We are advised that all main services are connected to the premises, with the exception of gas. We 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.

## Planning

We are verbally advised that the accommodation has planning consent for B1 Office use, but any occupier should make their own enquiries to the Planning Department of Gloucester City Council.

## VAT

We are advised these buildings are not elected for VAT, under the Finance Acts 1989 and 1997.

## Business Rates

The Valuation Office Agency website states a current Rateable Value of £45,000. Interested parties should make their own enquiries to Gloucester City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

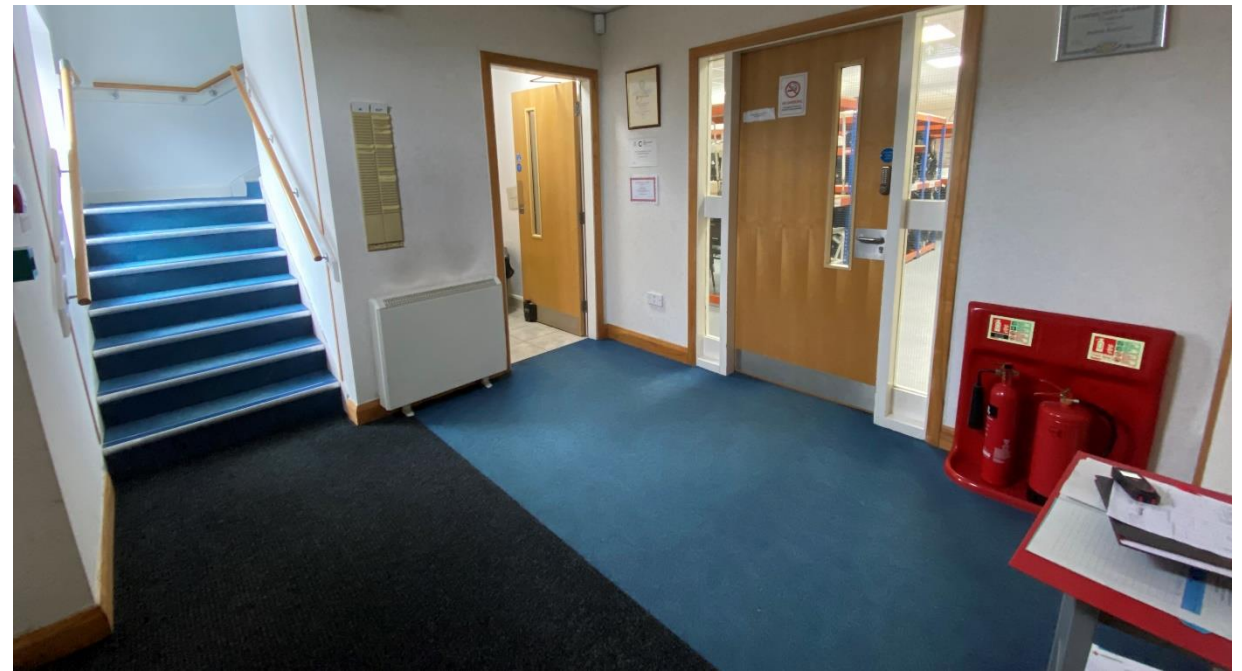
## Floor Areas (approximate net internal area)

| Unit and Area                     | Sq Ft        | Sq M          |
|-----------------------------------|--------------|---------------|
| Unit 6 Ground floor               | 768          | 71.34         |
| Unit 6 First floor                | 887          | 82.40         |
| <u>Unit 6 Total</u>               | <u>1,655</u> | <u>152.75</u> |
| Unit 7 Ground floor               | 1,041        | 96.71         |
| Unit 7 First floor                | 1,192        | 110.74        |
| <u>Unit 7 Total</u>               | <u>2,223</u> | <u>207.45</u> |
| <b>TOTAL COMBINED (6 &amp; 7)</b> | <b>3,888</b> | <b>360.20</b> |









**alder king**  
PROPERTY CONSULTANTS











# Viewing Arrangements

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



## Alder King Property Consultants

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[www.alderking.com](http://www.alderking.com)

**AK Ref:** N99506

**Date:** April 2024

**Subject to Contract**



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