



OFFICES TO LET

Unit 6 Carter Court Waterwells Business Park Gloucester GL2 2DE

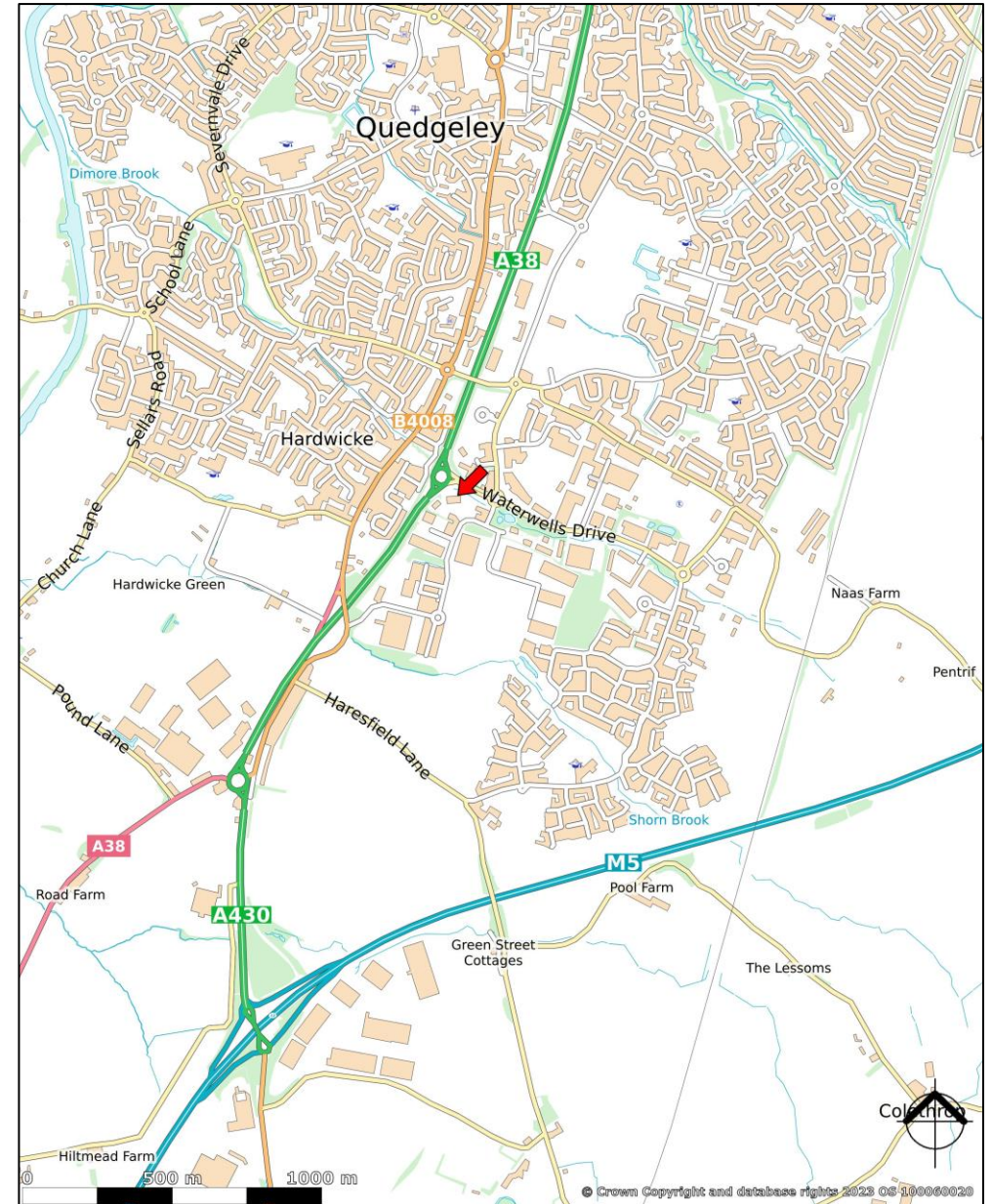
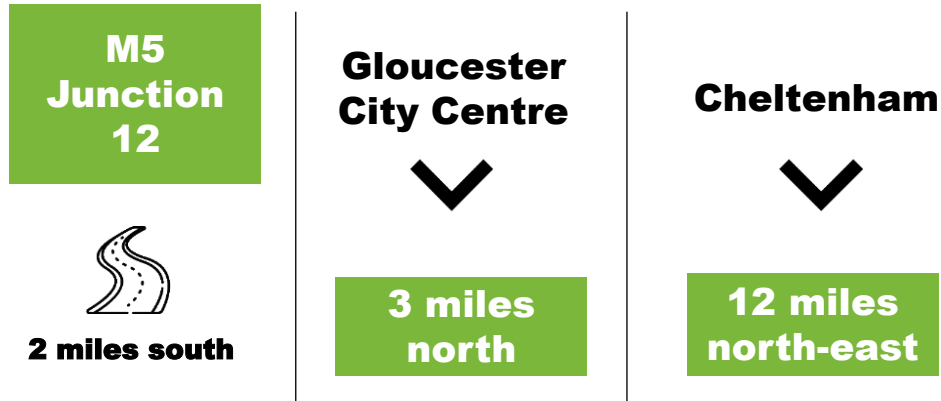
- Offices available from approximately 3,270 to 10,043 sq ft (303.79 to 933.02 sq m)
- Modern open plan accommodation
- Excellent location approximately 2 miles north of Junction 12 of M5
- New leases available
- Allocated car parking



Location

Waterwells Business Park is located two miles to the north of Junction 12 of the M5 motorway and 3 miles south of Gloucester City Centre, via the A38. Cheltenham is approximately 12 miles to the north east and Bristol 35 miles to the south.

Waterwells Business Park is one of Gloucester's premier business addresses and has attracted a number of major occupiers including Gloucestershire Police, Kohler Mira and Parcel Force. Local amenities include a hotel, restaurant and Park and Ride.



Accommodation

Description

The available office accommodation is set over a three storey office building, presently laid out to provide a mix of open plan space with some partitioned rooms

The general specification includes:

- Fitted kitchen and shower
- Suspended ceilings
- Recessed light fittings
- Comfort cooling
- Full access raised floors
- Double glazing
- Carpeted

Parking

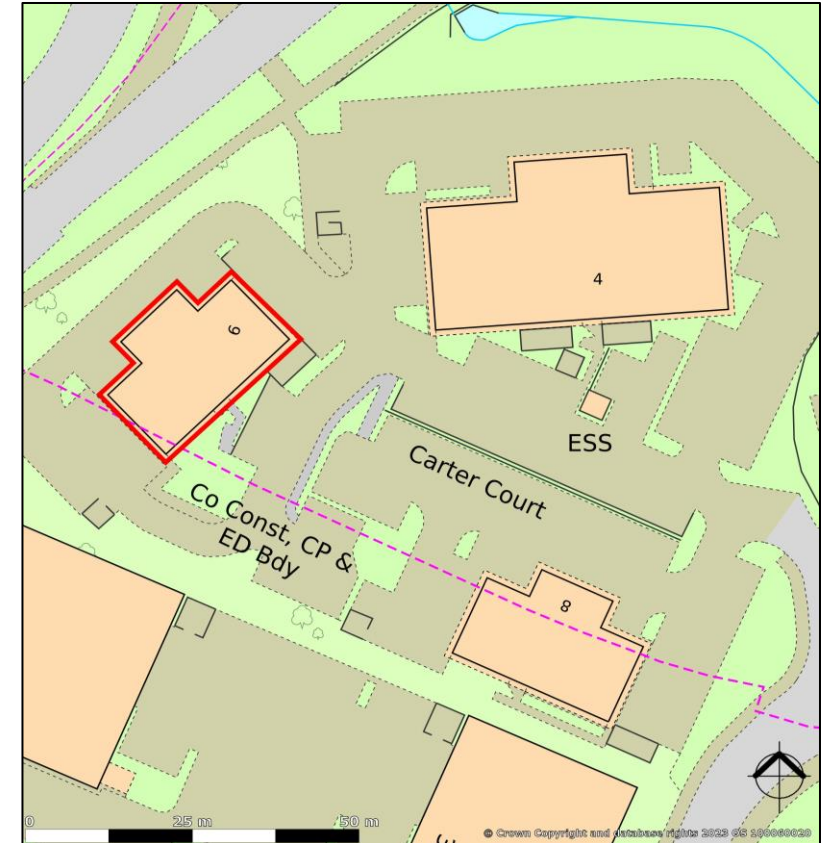
There is allocated onsite car parking, on the basis of approximately 1 space per 250 Sq Ft.

Services

We are advised that all main services are connected to the premises. 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.

Accommodation / Availability Schedule (NIA)

Area	Sq ft	Sq m
Ground floor	3,270	303.79
First floor	3,384	314.38
Second floor	3,389	314.84
TOTAL	10,043	933.01



Fully accessible raised floors



Suspended ceilings



Comfort cooling



Onsite parking



Recessed lighting







Rent | Terms | Planning | Rates | EPC

Rent

To be based on £18.00 per Sq Ft, per annum exclusive.

Terms

New leases are available on effective full repairing and insuring lease terms for a term of years to be agreed and contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

The accommodation is available on a floor by floor basis, or as a whole.

Business Rates

The property requires a separate assessment for Business Rates. Interested parties should make their own enquiries to Gloucester City Council to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The property achieves a rating of 36:B

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Legal Costs

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

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

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

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Service Charges

A service charge is levied by the landlord to cover the cost of maintaining the common areas of the building, and of the estate. Further details available on request.

Viewing Arrangements

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



Alder King Property Consultants
Brunswick House
Gloucester Business Park
Gloucester
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www.alderking.com

AK Ref: AJGR/N97286
Date: October 2023
Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.