



**FOR SALE**



# 11 Wheatstone Court, Waterwells Business Park, Gloucester, GL2 2AQ

- Modern Office Building
- Approximately 1,895 sq ft (176.07 sq m)
- Freehold for Sale with Vacant Possession on Completion
- Approximately 1 Mile to J12 of the M5
- Established Business Location
- Allocated Car Parking Spaces

# Location

## Location

The property is located on the Wheatstone Court estate, forming part of the wider commercial location of Waterwells Business Park.

Wheatstone Court is approximately 3 miles south of Gloucester City Centre via the A38 dual carriageway. 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 Waterwells Business Park is a popular home to a number of occupiers, including Gloucestershire Constabulary, HSBC, Ivy Resource Group, RHM Telecommunications, and many more.

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**

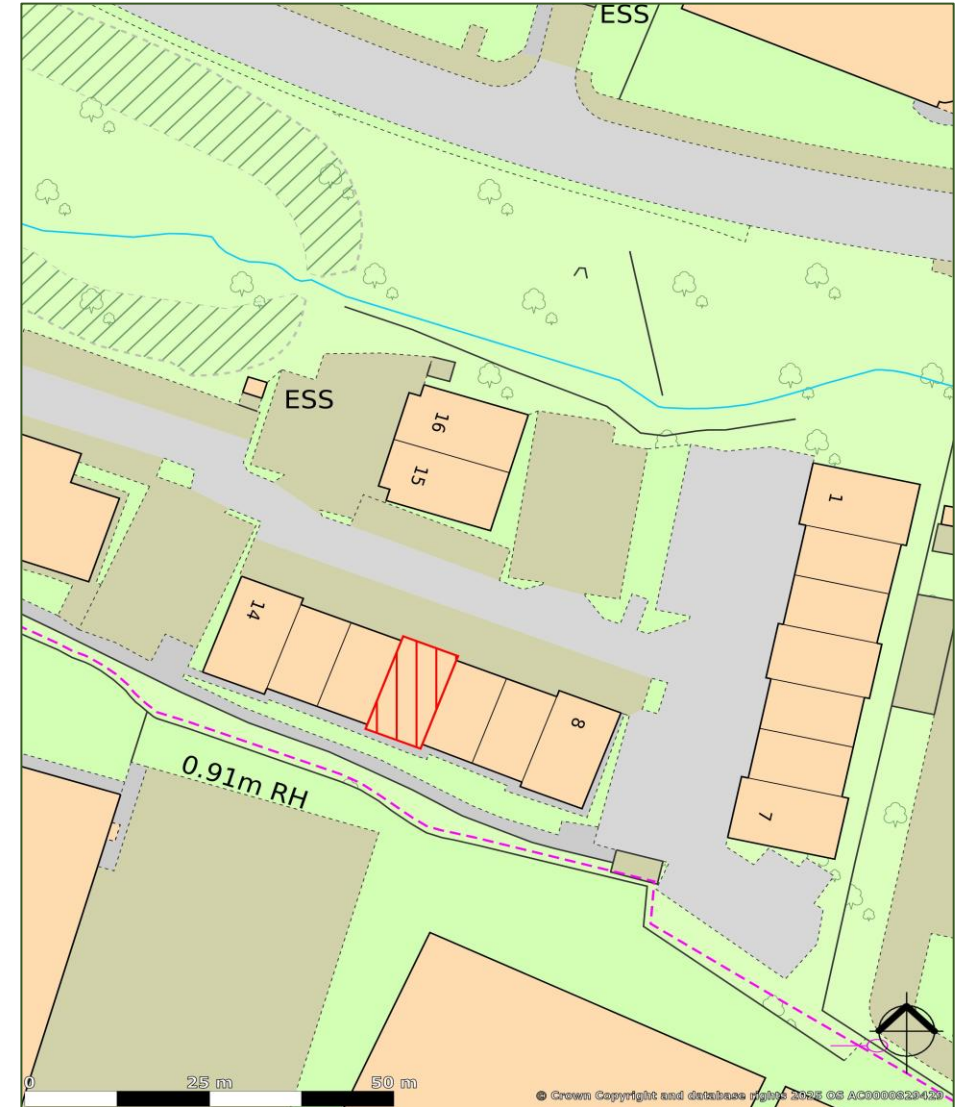


**14.5 miles  
north**

**Bristol**



**31 miles  
south**



# Accommodation

## Description

The property comprises a modern mid terrace two storey office building of brick construction, beneath a pitched tiled roof.

Internally, the ground floor comprises a reception area, two WCs, a kitchenette and a mixture of open plan/cellular offices configured and partitioned by lightweight demountable divisions.

The first floor accommodation provides open plan offices with separate meeting/board room to the front and store room to the rear. The offices benefit from perimeter cable trunking, carpeted floor coverings and suspended ceilings with a mixture of integrated LED and diffused light panels.

The property is heated by electrical radiators and cooled by wall mounted air conditioning units at first floor level.

Externally, the property has 8 allocated car parking spaces.

## 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.

Modern Offices



Air conditioning  
comfort cooling



WC Facilities



Car parking spaces



Approximate net internal areas

Area	Sq ft	Sq m
Ground Floor	918	85.25
First Floor	977	90.82
<b>TOTAL</b>	<b>1,895</b>	<b>176.07</b>



# Terms | Service Charge | Rates | EPC

## Terms

Sale of the freehold interest with vacant possession on completion.

## Guide Price

£350,000 exclusive of VAT.

## Service Charge

Approximately £1,023.56 including VAT for the current service charge year.

## Business Rates

The Valuation Office Agency website shows the property is split into two separate assessments, at the following rateable values: Ground Floor: £10,500 First Floor: £11,000

## Energy Performance Certificate

The EPC Rating is B-41 and the full certificate can be provided on request.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the sale price.

## Legal Costs

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

## AML

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



# Viewing Arrangements

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



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COMMERCIAL  
AGENCY



INVESTMENT



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PLANNING



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PROFESSIONAL  
SERVICES



MANAGEMENT  
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ASSET  
RECOVERY

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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.