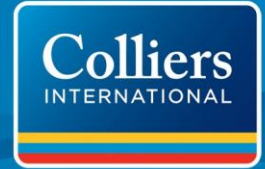


TO LET

High Specification Offices



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

- Self-contained offices
- On-site car parking
- Flexible lease options or possible sale of the freehold interest

737 – 2,220 sq ft (68.5 – 206 sq m)

Available to rent or purchase (POA)

Contact us

Strictly by prior appointment with Colliers International, through:

James Preece

0117 917 2047

james.preece@colliers.com

Alfie Passingham

0117 917 2080

alfie.passingham@colliers.com

Property Ref: 11862

Wheatstone Court, Waterwells Business Park, GL2 2AQ

LOCATION

Waterwells Business Park is located 3 miles south of Gloucester City Centre and 1 mile north of junction 12 of the M5 motorway, via the A38. The location offers an extremely pleasant working environment at the foot of the Cotswold Hills and within the Severn Vale. There is a Holiday Inn Express and Pub (The Bumble Bee) close by the Park & Ride at Waterwells provides a regular service into the town centre. Tesco is within 0.5 mile together with a number of other retailers including Matalan, Next and HSBC.



DESCRIPTION

The accommodation comprises a mixture of modern self-contained two storey premises providing office suites from 737 – 2,220 sq ft which have been finished to a high standard and provide the following benefits:

- Suspended ceilings
- Recessed category II lighting
- Perimeter trunking
- Double glazing
- Carpeting throughout
- Fitted kitchen
- Fire & burglar alarms
- Generous on site designated car parking spaces

ACCOMMODATION

The property has the following approximate net internal floor areas:

Suite	Floor Area	Parking Spaces
9a	737 sq ft	3
10	1,634 sq ft	7
14	2,220 sq ft	10
TOTAL	4,591 sq ft	20

TENURE

Both freehold and leasehold considered.

VAT

All figures are quoted exclusive of VAT

LEGAL COSTS

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

EPC RATING

Energy Performance Asset Rating



Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (August 2013).

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