

LAST UNIT
REMAINING

NEW HIGH SPECIFICATION OFFICE BUILDING
40 CAR PARKING SPACES

FOR SALE / TO LET

10,070 SQ FT
(935.53 SQ M)

Waterwells House

17 Wheatstone Court | Waterwells Business Park | Gloucester | GL2 2AD



Welcome to

Waterwells House

The 10,000 sq ft building is a high specification three storey office building designed to meet the needs of the modern business. The efficient rectangular floor plates provide maximum flexibility for open plan use or subdivision. Each floor is ideally proportioned to maximise natural light from the full perimeter glazing.

A fully glazed entrance foyer provides space for a generous reception area, plus stair and lift access to the upper floors. Toilet accommodation is provided on each level, including disabled facilities making the building fully DDA compliant.

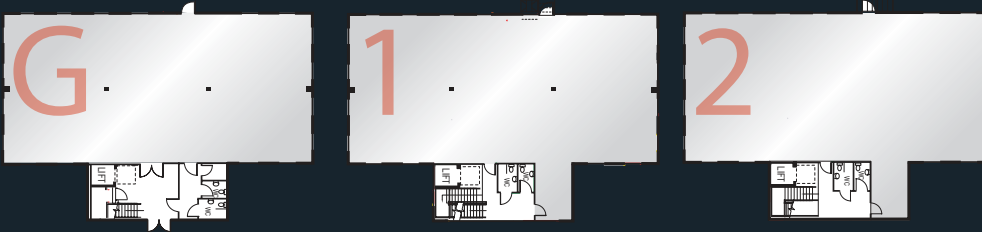
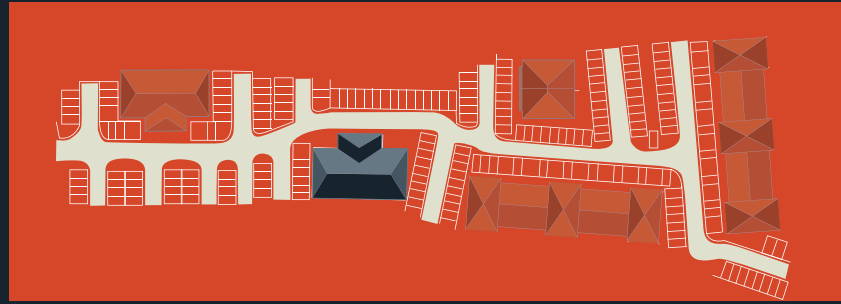


Location

Waterwells Business Park is located 1 mile to the north of junction 12 of the M5 Motorway and 3 miles south of Gloucester City Centre, via the A38. Cheltenham is approximately 20 miles to the north east and Bristol approximately 40 miles to the south.

General Specification

- Suspended ceilings
- Air conditioning
- Recessed light fittings
- Full access raised floors
- Energy Performance Rating (EPC) - B
- 40 car parking spaces
- 8 person passenger lift



FLOOR	SQ FT	SQ M
SECOND	3,400	315.87
FIRST	3,400	315.87
GROUND	3,270	303.79
TOTAL	10,070	935.53

Connectivity

We recognise the value of being connected. To keep you in touch, wherever and whenever, we can actively support your IT network, help you with connectivity, equipment installation and other services.



Legal Costs

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

VAT

Any figures quoted are exclusive of VAT.

Further Information and Viewing

Strictly by appointment with Gladman Developments or the joint marketing agents.



GL2 2AD

www.gladman.co.uk/waterwells

All Enquiries

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