

alder king

PROPERTY CONSULTANTS

TO LET

Unit 4 Glenmore Centre

Waterwells Business Park, Gloucester GL2 2AP

Trade Counter / Industrial Warehouse Unit

5,807 sq ft (539.48 sq m)

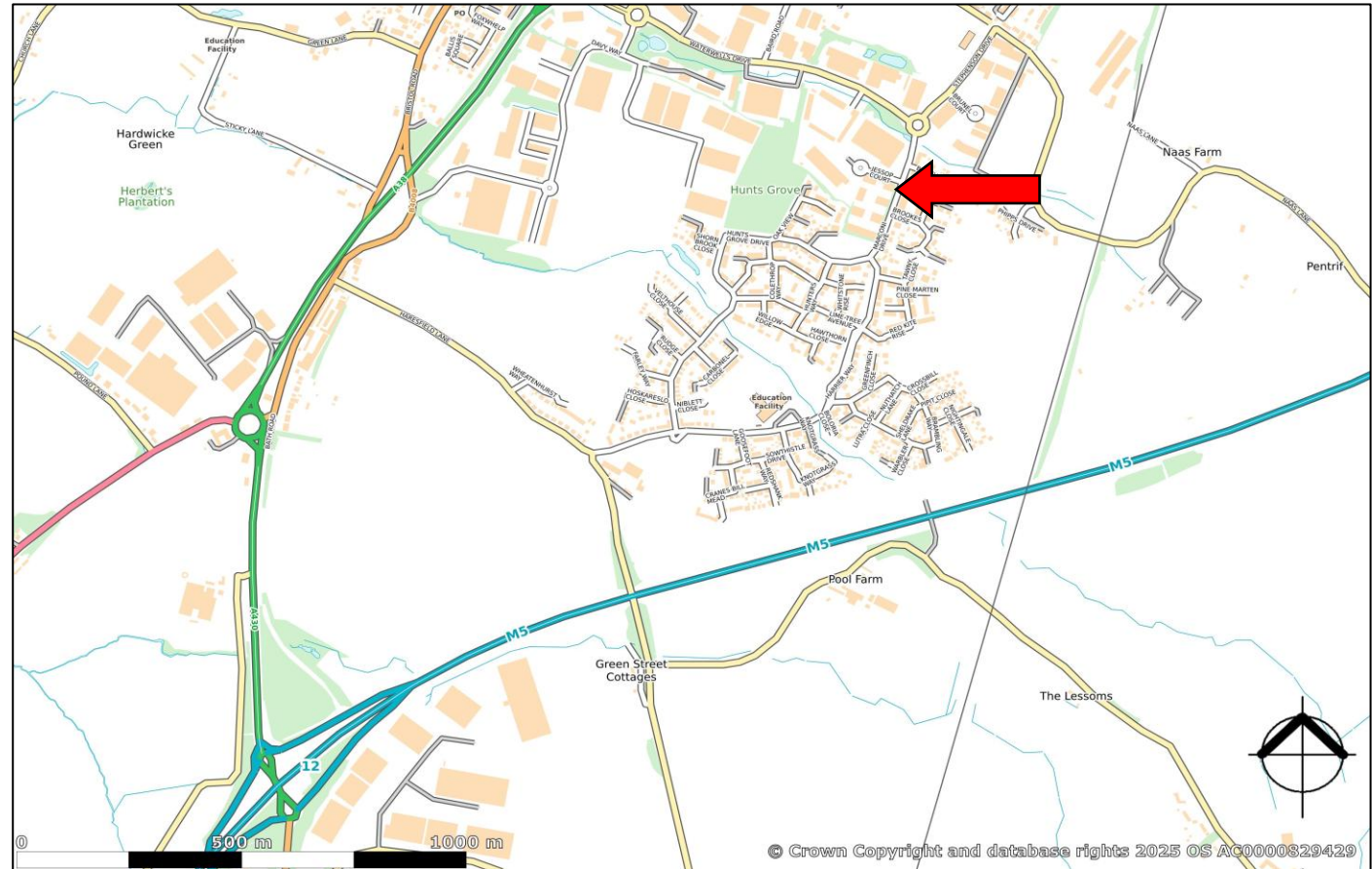
Available on a New Lease

Location

The Glenmore Centre is superbly located just off the A38 dual carriageway, accessed via the successful Waterwells Business Park. The A38 is one of the principle arterial routes of the city and offers excellent access to Gloucester City Centre, approximately 4 miles north and Junction 12 of the M5 Motorway, approximately 2 miles south.

Amenities located close by include a Holiday Inn Express Hotel, a public house and a park and ride scheme serving Gloucester city centre, all located within Waterwells Business Park.

Quedgeley District Centre is located close by with a range of food and non-food retail outlets as well as other local amenities.



**M5 Motorway
(J12)**



2 miles

Gloucester



4 miles

Bristol



30 miles

Accommodation

Description

Unit 4 is prominently located at the entrance to the estate, and comprises a detached building of steel portal frame construction, with profile metal cladding and part brick blockwork walls.

At ground floor, the accommodation provides a trade counter area, warehousing, office space, a kitchenette and WC facilities. The mezzanine floor provides open plan and modular offices, along with closed and open storage areas.

The construction provides for a clear height of approximately 5.4m to the underside of the frame haunch.

Loading is to the rear via two roller shutter doors, and there are 10 car parking spaces.

Services

We are advised that 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 their state, condition and suitability.

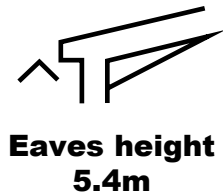
Rent

To based on £10.75 per sq ft, per annum exclusive.

Terms

The building is available on a new full repairing and insuring lease, for term of years to be agreed outside the Landlord and Tenant Act 1954.

Area	Sq ft	Sq m
Ground Floor Warehouse	2,712	251.95
Ground Floor Offices	1,586	147.34
Mezzanine Offices and Storage	1,509	140.19
TOTAL	5,807	539.48



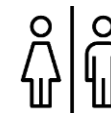
Industrial & Logistics



Onsite parking x 10



WC facilities





Rates | EPC | VAT

Business Rates

The Valuation Office website shows a Rateable Value of £30,750.

A change in occupation may trigger a change to the assessments. Interested parties are advised to make their own enquiries at the billing authority.

Energy Performance Certificate

An EPC has been commissioned.

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 prospective tenants establish the VAT implications before entering into any agreement.



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Viewing Arrangements

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



Alder King Property Consultants

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AK Ref: AJGR/GN/N101135

Date: January 2026

Subject to Contract



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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

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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.