

FOR SALE (MAY LET)

MODERN INDUSTRIAL UNIT

1,637 SQ FT (152,082 SQ M)

**Kurt
Wyman**
Surveyors & Property Agents



Unit 8 Stanley Court, Waterwells , Quedgeley, Gloucester, GL2 2AE
A Rated EPC | Insulated Roof | Allocated Car Parking | Solar Panels



LOCATION

Stanley Court is located within the popular Waterwells Business Park and comprises of a range of modern industrial warehouse Units.

Located approximately 3 miles from Gloucester City Centre and 12 miles from Cheltenham. Stanley Court is situated off the A38 dual carriageway and provides good Motorway links to the M5 via junction 12.

DESCRIPTION

Situated in the Waterwells Business Park, Edison Close, Quedgeley, this modern industrial property offers practical and versatile accommodation within an established commercial area.

The units benefits from:

- Ground floor storage/production area (818 sq ft) 76.05 sq m with roller shutter loading door.
- Mezzanine floor 818.62 sq ft (76.05 sqm)
- LED Lighting throughout
- Three Phase Electricity
- Income generating Solar Panel installation.
- 1st Floor predominantly arranged as offices with option glass wall providing independent access to two offices/stores.
- Allocated Parking (3 spaces)
- Hot/Cold Air conditioning units throughout
- CCTV
- Security System



KEY INFORMATION

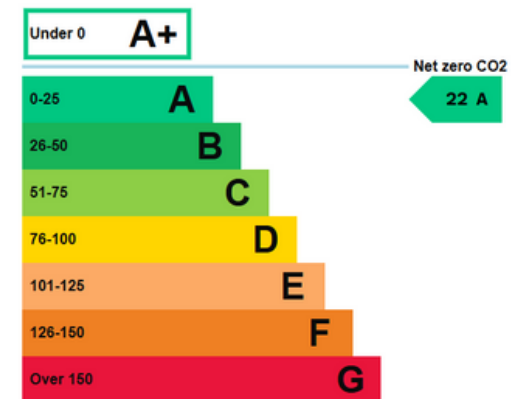
SERVICES

Mains water, drainage 3 phase electrical supply are connected to the property.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

RATING

The property is listed as 'Warehouse & Premises', with a rateable value of £9,700. (April 2023)



QUOTING TERMS

The **Freehold** of the property (including the benefit of the Solar Installation income) is available based on offers in excess of **£255,000**.

Consideration may be given to **Leasing** the property by way of a new Full Repairing And Insuring lease for a negotiable term of years. Quoting **Rental £20,000 per annum**

QUOTING RENTAL

£20,000 per annum exclusive.

The unit incurs a site Service charge of £480 pax.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VAT

The unit is elected for VAT.



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**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
WYMAN SURVEYORS**

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