

TO LET **Modern Open Plan Offices**

Unit 6 Carter Court, Waterwells Business Park, Gloucester, GL2 2DE



- 3,270 – 10,043 Sq. Ft
- Available in part or full
- 40 Parking Spaces
- Popular Business Location

For Sale | Code 1711

brutonknowles.co.uk

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Location

Waterwells Business Park occupies a prominent and highly accessible location adjacent to the A38, providing a direct route into Gloucester. The park is situated approximately 2 miles north of Junction 12 of the M5 motorway and around 3 miles south of Gloucester city centre.

Recognised as one of Gloucester's premier business destinations, Waterwells Business Park is home to a range of established occupiers, including Gloucestershire Constabulary, Kohler Mira and Prima Dental. The park also benefits from a range of on-site amenities, including a hotel, restaurant and the Gloucester Park & Ride service, offering convenient access to the city centre.

Description

The property comprises a modern, detached office building offering high-quality accommodation arranged over three floors. The office space benefits from open plan floorplates with excellent levels of natural light throughout, creating a bright and flexible working environment.

The specification includes comfort heating and cooling, raised access floors, suspended tiled ceilings, aluminium double-glazed windows, refurbished communal areas and a passenger lift serving all floors. Externally, the property benefits from generous on-site car parking.

The building occupies a highly accessible location, situated close to Junction 12 of the M5 motorway,

providing excellent connectivity to Gloucester, Cheltenham and the wider motorway network.

Accommodation (NIA)

Unit	SQM	SQFT
Ground Floor	303.79	3,270
First Floor	314.38	3,384
Second Floor	314.84	3,389
Total	933.01	10,043

Energy Performance Certificate

B-36

VAT

VAT is applicable on all costs unless stated otherwise.

Rent

£12.50 per square foot exclusive.

Rates

The 2026 Rating List shows the following assessments for the property:

- Ground Floor is described as "Offices and Premises" at a rateable value of £41,250.
- First Floor is described as "Offices and Premises" at a rateable value of £42,750.
- Second Floor is described as "Offices and Premises" at a rateable value of £43,000

Lease Terms

The offices are available to let as a whole or on a floor by floor basis by way new effective Full Repairing & Insuring leases.

Service Charge

A service charge is levied to cover the upkeep and maintenance of the common parts of the building. Circa £3 per sq. ft. exclusive.

Legal Costs

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

Viewing

Viewing is available by prior appointment with the sole agents, Bruton Knowles, only. Contact details can be found on page 3.

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Contact:

Phoebe Harmer BSc (Hons)

Commercial Agent

T: 07516 507939

E: Phoebe.harmer@brutonknowles.co.uk

Gloucester office:

Olympus House, Olympus Park,
Quedgeley, Gloucester, GL2 4NF

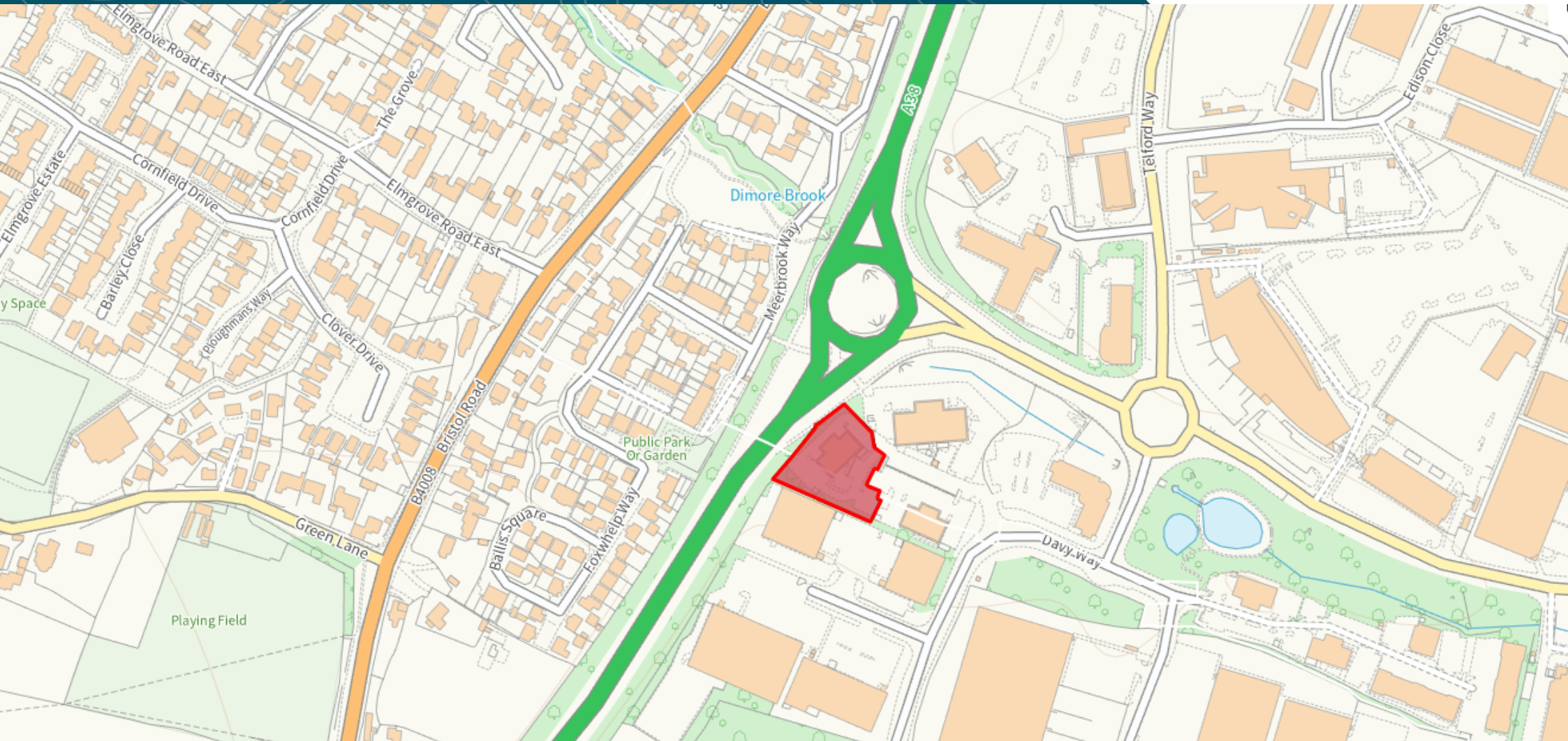
T: 01452 880000



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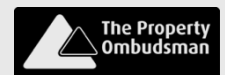
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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