

alder king

PROPERTY CONSULTANTS

PRELIMINARY DETAILS

FOR SALE

Units 8 & 9 Whitworth Court

**Baird Road, Waterwells Business Park,
Gloucester, GL2 2DG**

**Industrial Warehouse Buildings Approximately
2,937 sq ft (272.83 sq m) and 5,013 sq ft (465.72 sq m)**

- **Located within 1 mile of J12 of the M5**
- **Available separately or combined buildings on a freehold basis**
- **Established commercial location**



Location

Whitworth Court comprises nine modern industrial warehouse units completed around 2009 and is located within the successful Waterwells Business Park.

The park is situated directly off the A38 dual carriageway, one of the principle arterial routes of the City, 4 miles south of Gloucester City Centre and 1 mile north of Junction 12 of the M5 Motorway.

J12 M5



1 mile

Gloucester

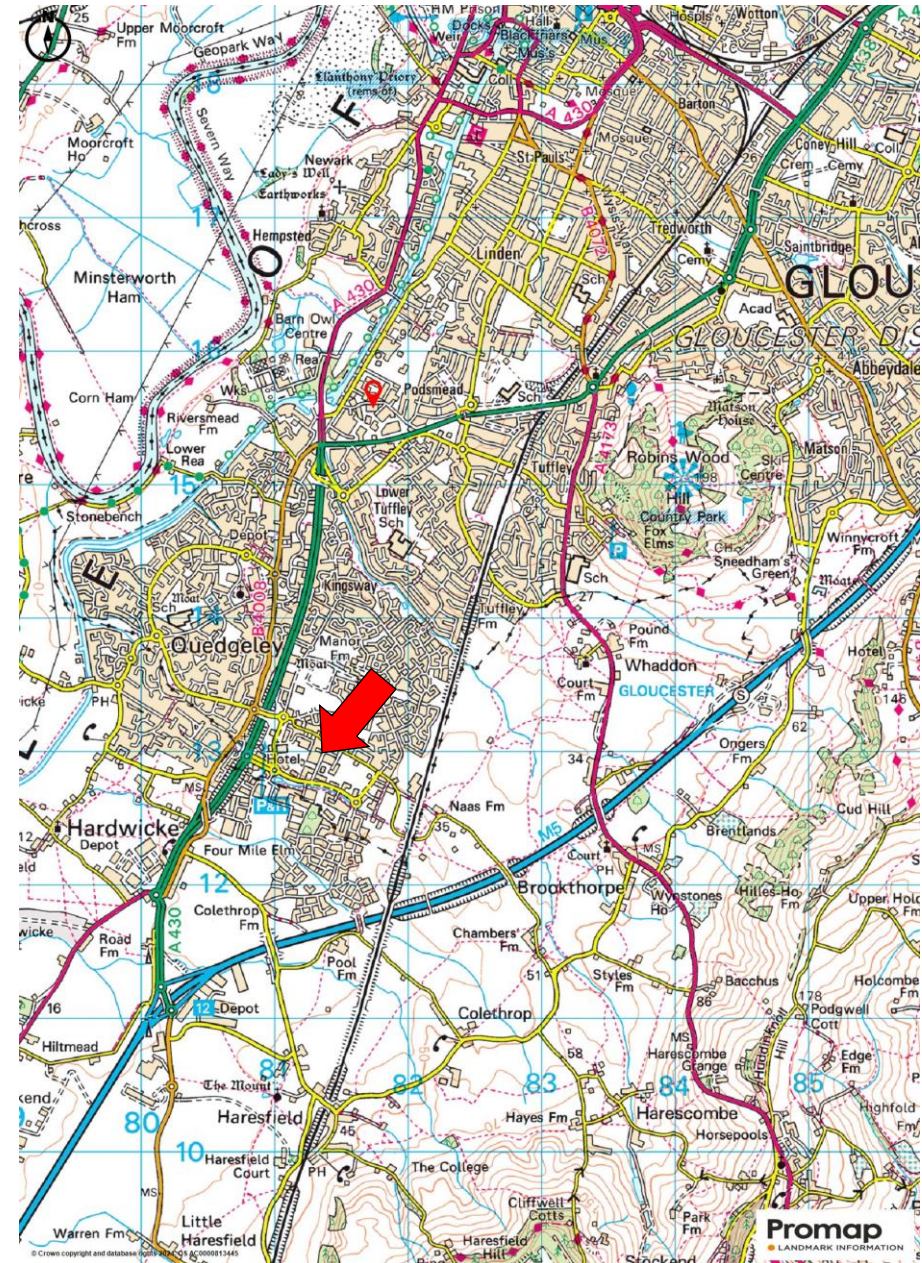


4 miles

Bristol



36 miles



Description

The properties comprise two adjoining industrial units of steel portal frame construction with profile clad elevations beneath a pitched roof.

Unit 8:

The building is located mid-terrace and has an internal eaves height of approximately 5.5 metres. Separate pedestrian and loading access is provided.

The unit has been fitted with a mezzanine floor currently used to provide additional manufacturing and storage space.

Parking and loading are located adjacent to the front elevation.

Unit 9:

Unit 9 is located in an end of terrace position and the accommodation provides reception area, male and female WCs, kitchen and industrial accommodation at ground floor with offices above..

The industrial area has a clear working height of approximately 2.55 metres.

The first floor has been fitted to a high standard and provides open plan office accommodation, a board room and private office. The specification includes carpeting, recessed lighting and air conditioning.

Parking and loading are located to adjacent the front elevation.

| Unit 8 | Sq m | Sq ft |
|------------------------------|--------|-------|
| Ground floor industrial area | 272.83 | 2,937 |
| Mezzanine | 102.00 | 1,098 |

| Unit 9 | Sq m | Sq ft |
|------------------------------|--------|-------|
| Ground floor industrial area | 238.01 | 2,562 |
| Mezzanine Offices | 227.70 | 2,451 |
| TOTAL | 465.72 | 5,013 |

All measurements are approximate Gross Internal Areas.

Terms | Services

Terms

The properties are available for sale separately or combined..

Prices

Unit 8 - £410,000 plus VAT

Unit 9 - £550,000 plus VAT

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Unit 9 Offices



Unit 9 Offices



Unit 9 Entrance



Rates | EPC

Legal Costs

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

Planning

The property has most recently been used for manufacturing and office purposes. Interested parties are advised to make their own enquiries of the local planning authority, Gloucester City Council.

Business Rates

The Valuation Office website states a combined assessment for Business Rates of £44,500 per annum.

Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

Energy Performance Certificate

The properties have a combined EPC rating of C-71.

The Code for Leasing Business Premises in England and Wales 2007. Please see www.leasebusinesspremise.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over and and/or responsibility for maintaining it to comply with the Control of Asbestos Regulation 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scop of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

Subject to Contract

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.

Important Notice

These particulars do no constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed, and they are expressly excluded from any contract.

Viewing Arrangements

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



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AK Ref: AJGR/led/N99696

Date: April 2024

Subject to Contract



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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.

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