

TO LET

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PROPERTY CONSULTANTS

Unit 6 The Quadrant Centre

Waterwells Business Park, Gloucester, GL2 2RN

High Quality Industrial Warehouse Unit 6, 706 sq ft (622.98 m²)

- Located Just off the A38 in close proximity to Junction 12 of the M5 Motorway
- Modern Industrial Unit
- New lease available

Location

The Quadrant 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 1 mile 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



**Junction 12
1 mile south**

Gloucester



4 miles

Bristol



30 miles



Accommodation

Description

Unit 6 comprises an end of terrace warehouse building of steel portal frame construction with pitched clad elevations and roof. The construction provides for a clear height of approximately 7m to the underside of the frame haunch.

Access to the warehouse is from a sectional overhead loading door and a pedestrian access door leads to the ground floor entrance lobby with WC located behind.

Stairs lead to an open aspect from floor office with single WC.

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.

Area	Sq ft	Sq m
Ground floor warehouse, entrance lobby and WC	6,075	564.39
First floor office and WC	631	564.39
TOTAL	6,706	622.98



**Eaves height
7m**

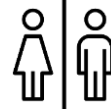
**Suspended
ceilings**



**Onsite
parking**



WC facilities





Planning | Rates | EPC | Terms

Business Rates

The Valuation Office website confirms that the property had an assessment of £47,750.

Energy Performance Certificate

The EPC Rating is C-71 and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Rent

To be based on £9.75 per sq ft per annum exclusive.

Terms

The building is available by way of a new full repairing and insuring lease for terms to be agreed outside the Landlord and Tenant Act 1957.

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.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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AK Ref: N98538

Date: July 2023

Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

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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.