



Sanderson
Weatherall

For Sale

Freehold
Semi-Detached
Office Building
2,263 Sq. Ft. (NIA)

► **Unit 15 Wheatstone Court
Quedgeley
Gloucester
GL2 2AQ**



Summary

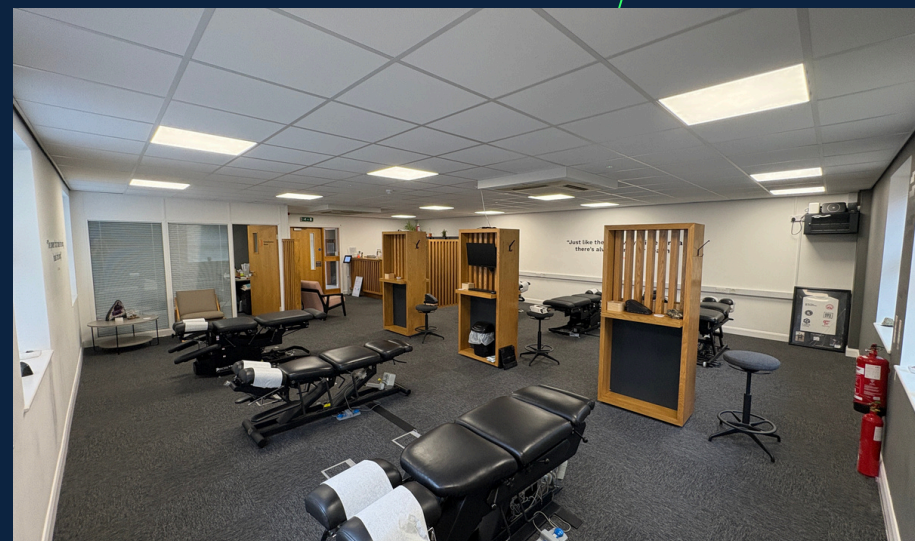
- ▶ A Semi-detached, two-storey office building extending to 2,263 sq. ft. NIA, with the right to use 9 car parking spaces.
- ▶ A part let investment with owner occupier potential. The ground floor is let on a 5 year term, expiring in December 2027, at a passing rent of £18,000 per annum.
- ▶ Guide price of £350,000.
- ▶ Established business park location.

Description

A Freehold two-storey, semi-detached office building within a business park primarily constructed in 1996 with subsequent development phases up until 2001.

The unit is of traditional masonry construction beneath a hipped tile covered roof. There is the right to use 9 parking spaces to the front of the unit.

The ground floor is let to a chiropractor, who have been in occupation for 3.5 Years, at a passing rent of £18,000. The first floor is vacant.



Location

The Property is prominently situated within Waterwells Business Park, to the immediate east of A38, in the Gloucester suburb of Quedgeley.

The business park has excellent transport connections, being located only 1.5 miles northeast of junction 12 of the M5 motorway and 6 miles southwest of Gloucester city centre. The Park and Ride at Waterwells provides regular services into the city centre.

Gloucester is a city in Gloucestershire situated close to the border with Wales and circa 10 miles southeast of Cheltenham, 29 miles south of Worcester, and 36 miles northeast of Bristol.

Principal roads in the area include the A38, A40 and A417. The M5 motorway passes to the east of the city with access available from the A40 at Junction 11, the A417 at Junction 11a and the A38 at Junction 12. Gloucester Railway Station provides a number of local and mainline services to destinations including Bristol, Cardiff, Cheltenham and London Paddington.







Accommodation

Description	NIA (Sq. M)	NIA (Sq. Ft.)
Ground Floor Office Space	91.7	987
First Floor Office Space	118.6	1,276
Total NIA	210.3	2,263

Tenure & Tennancies

The Property is held Freehold under title number GR295773.

The ground floor of the unit is currently let on a 5 Year term, expiring in December 2027, at a passing rent of £18,000 per annum. We understand the rent was reviewed in January 2026.

The first floor of the unit is vacant.

Rateable Value

Suite A	Offices & Premises	£12,750
Suite B	Offices & Premises	£16,000

VAT

The Property is elected for VAT.

EPC

The property has an EPC Rating of B (34) which expires on 10 January 2033.

Service Charge

Service Charge details available on request.



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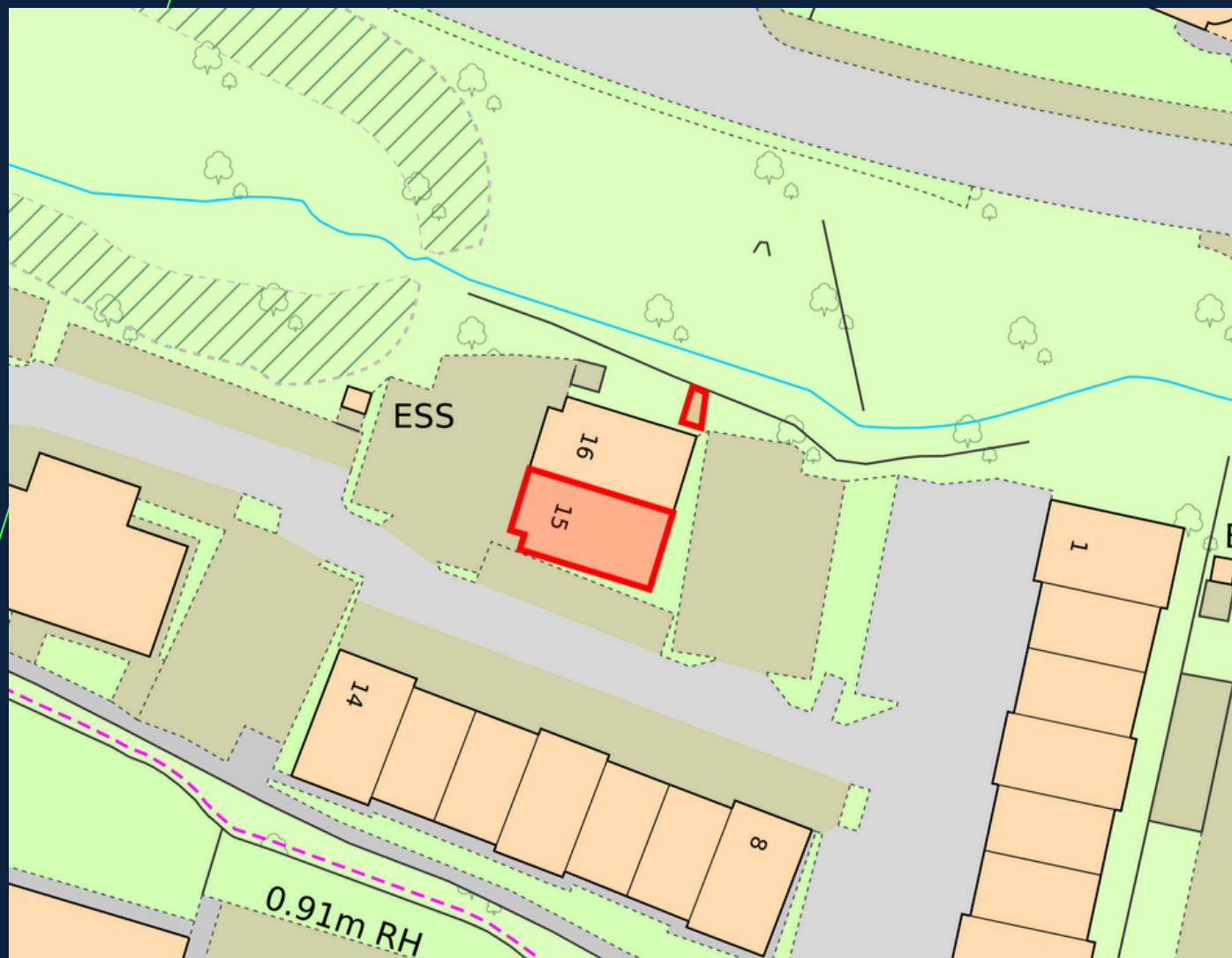
Viewings

For further information or to
arrange a viewing please
contact the sole selling agents:

► **Charlotte Robinson**
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