

**FREEHOLD FOR SALE or TO LET**

# Stanley Court

Waterwells Business Park • Edison Close  
• Telford Way • Gloucester

SAT NAV: GL2 2AB



**PHASE 1 COMPLETE**



A New Development of  
Industrial Warehouse  
and Business Units

From 1,080 sq ft to 3,395 sq ft (100.3 sq m to 315.4 sq m)

another  development  
[www.glenmore-group.co.uk](http://www.glenmore-group.co.uk)



## Location

The development is located at the western end of the successful and popular Waterwells Business Park.

The Park is situated directly off the A38, one of the principal arterial routes of the city, 4 miles to the south of Gloucester City Centre and approximately 1 mile north of Junction 12 of the M5 motorway.

## Description

Stanley Court will comprise a new development of industrial/business units of steel portal frame construction with profile metal cladding. There is a block work inner skin to under side of first floor. Each unit will be provided with a first floor storage area, suitable for upgrading to office space (subject to the necessary consents and regulations).

## Specification

- Minimum eaves height of 6m
- Minimum 3m clearance under first floor
- Power floated concrete floor to warehouse
- Clear open span production/storage areas
- First floor storage suitable for office fitout subject to the necessary consents and regulations
- Double glazed aluminium windows
- Landscaped environment
- Allocated car parking
- High quality composite cladding panels
- All mains services including 3 phase electricity

## Planning

B1 / B8 (Industrial, Warehouse & Office use).

## Terms

Freehold For Sale or To Let. A management company will be formed for the maintenance of the common areas.

## Availability

See attached Schedule.

## Business Rates

To be assessed.

## VAT

VAT will be charged on purchase price and rent.

## Deposit

A deposit of £1,000 will be requested on acceptance of an offer, to secure a unit. This will be deductible from the purchase price but non-refundable should a purchaser subsequently withdraw.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Further Information



Adrian Rowley  
ARowley@alderking.com

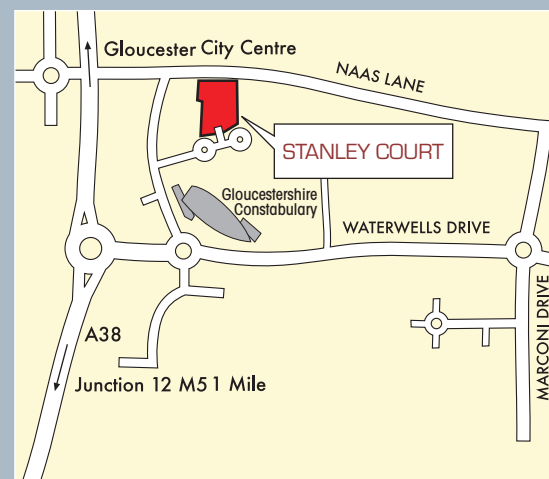
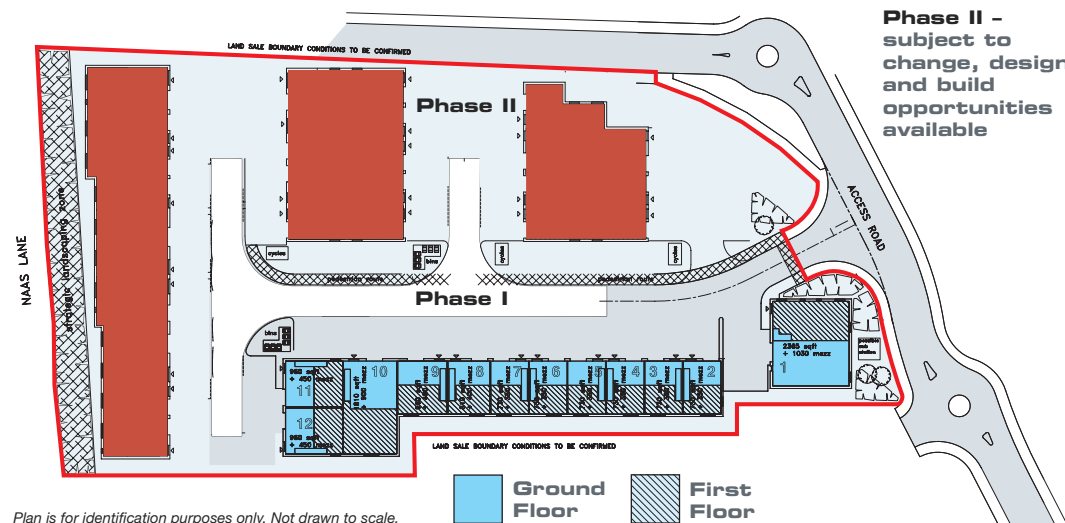


01452 300433  
www.ashproperty.co.uk

Simon J McKeag  
sjm@ashproperty.co.uk

# Stanley Court

Waterwells Business Park • Edison Close • Telford Way • Gloucester



Ash & Co. and Alder King for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Ash & Co. and Alder King cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Ash & Co. and Alder King has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Ash & Co. and Alder King will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Design and print by Carrick • Tel: 01443 843 520 • www.carrickdp.co.uk August 2010 Ref: PART853/081004