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PROPERTY CONSULTANTS

FOR SALE

11 Wheatstone Court, Waterwells Business Park, Gloucester, GL2 2AQ

- Modern Office Building
- Approximately 1,895 sq ft (176.07 sq m)
- Freehold for Sale with Vacant Possession on Completion
- Approximately 1 Mile to J12 of the M5
- Established Business Location
- Allocated Car Parking Spaces

Location

Location

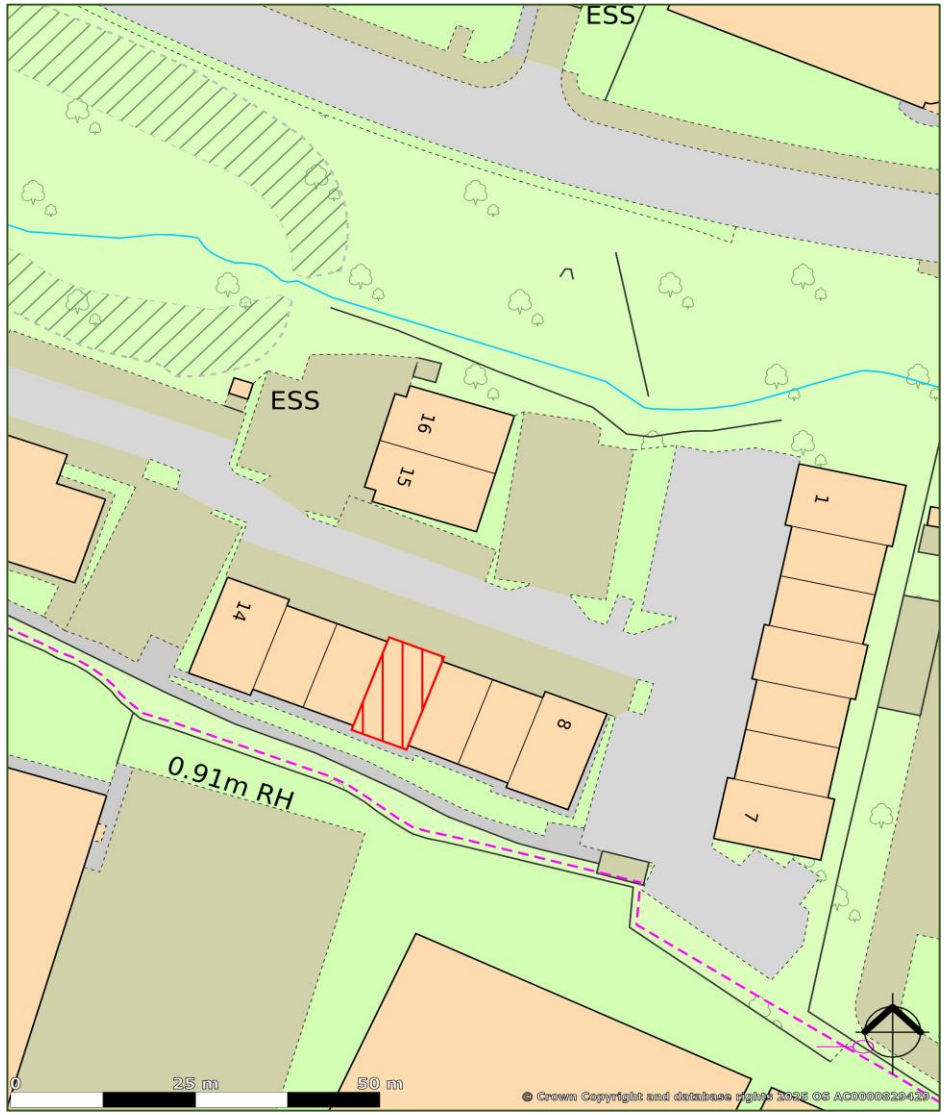
The property is located on the Wheatstone Court estate, forming part of the wider commercial location of Waterwells Business Park.

Wheatstone Court is approximately 3 miles south of Gloucester City Centre via the A38 dual carriageway. The M5 Motorway can be accessed at Junction 12 approximately 1 mile to the south, providing connections with Cheltenham in the north and Bristol in the south.

The Waterwells Business Park is a popular home to a number of occupiers, including Gloucestershire Constabulary, HSBC, Ivy Resource Group, RHM Telecommunications, and many more.

There is a Park and Ride facility located on Telford Way, less than a mile to the north.

Gloucester City Centre	M5 Motorway Junction 12	Cheltenham	Bristol
3 miles north	1 mile south	14.5 miles north	31 miles south



Accommodation

Description

The property comprises a modern mid terrace two storey office building of brick construction, beneath a pitched tiled roof.

Internally, the ground floor comprises a reception area, two WCs, a kitchenette and a mixture of open plan/cellular offices configured and partitioned by lightweight demountable divisions.

The first floor accommodation provides open plan offices with separate meeting/board room to the front and store room to the rear. The offices benefit from perimeter cable trunking, carpeted floor coverings and suspended ceilings with a mixture of integrated LED and diffused light panels.

The property is heated by electrical radiators and cooled by wall mounted air conditioning units at first floor level.

Externally, the property has 8 allocated car parking spaces.

Services

We are advised that all main services are connected to the premises with the exception of gas. We 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.

Modern Offices

Air conditioning comfort cooling

WC Facilities

Car parking spaces

Approximate net internal areas

Area	Sq ft	Sq m
Ground Floor	918	85.25
First Floor	977	90.82
TOTAL	**1,895**	**176.07**

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Terms | Service Charge | Rates | EPC

Terms
Sale of the freehold interest with vacant possession on completion.

Guide Price
£350,000 exclusive of VAT.

Service Charge
Approximately £1,023.56 including VAT for the current service charge year.

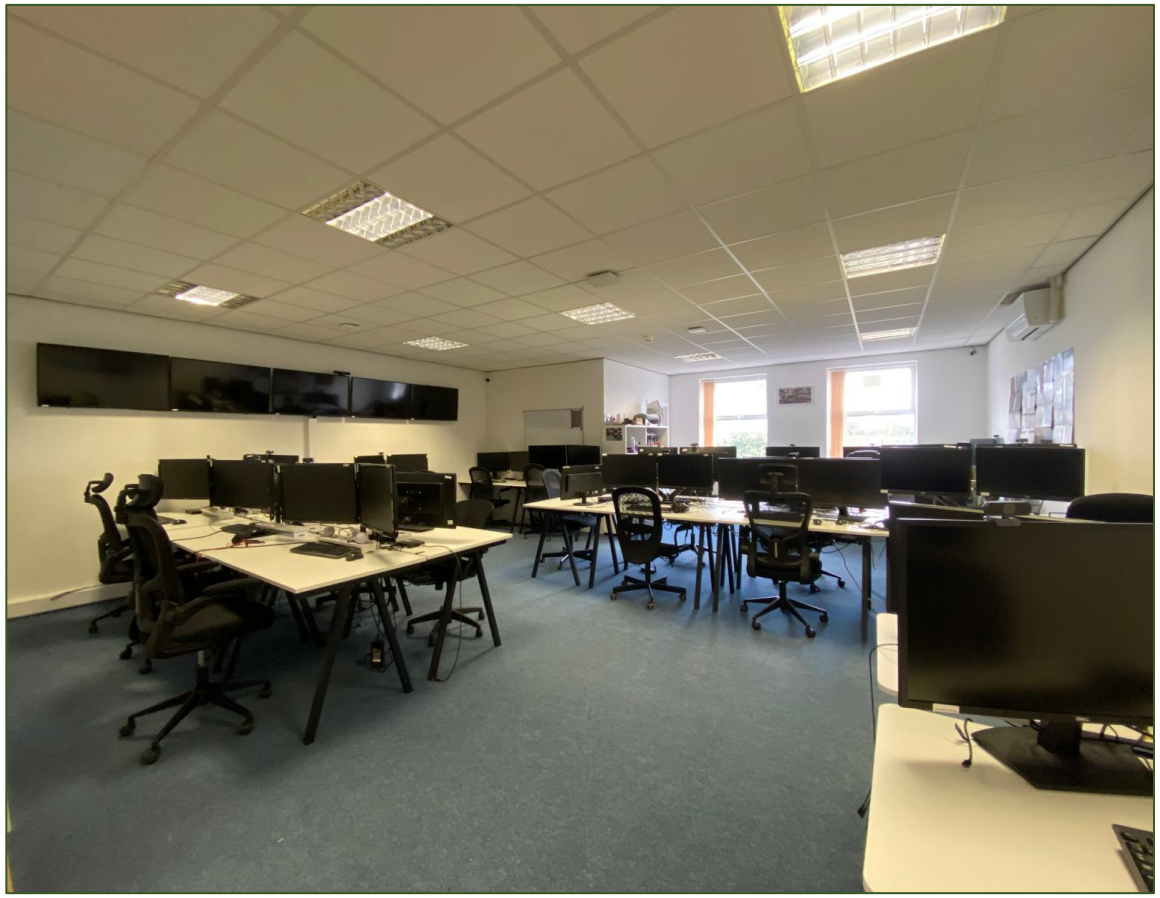
Business Rates
The Valuation Office Agency website shows the property is split into two separate assessments, at the following rateable values: Ground Floor: £10,500 First Floor: £11,000

Energy Performance Certificate
An EPC has been commissioned.

VAT
Under the Finance Acts 1989 and 1997, VAT will be levied on the sale price.

Legal Costs
Each party is to be responsible for their own legal costs.

AML
A successful purchaser 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: GN/N101962 **Date:** January 2026 **Subject to Contract**

COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

Important Notice

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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.

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.