



The Paper House Building

Waterwells Drive, Waterwells Business Park
Quedgeley, Gloucester, GL2 2AA

FOR SALE

Detached Industrial
Warehouse Building on a
Self-Contained Site

Measuring Approximately
43,882 sq ft (4,076.77 sq m)

Available for Immediate
Occupation

Ground and First Floor
Offices and Large External
Yard

24 Hour Site Access

Excellent Access to the
A38 Dual Carriageway and
Junction 12 of the M5
Motorway



Waterwells Business Park

Waterwells Business Park was developed and managed by Crest Nicholson. It comprises 85 acres adjacent to the A38 dual carriageway trunk road south of Gloucester.

**THE BUILDING IS AVAILABLE FOR
IMMEDIATE OCCUPATION**



**FREEHOLD WITH VACANT
POSSESSION ON COMPLETION**

**DETACHED BUILDING ON A SELF-
CONTAINED PLOT**

24 HOUR SITE ACCESS

**EASY ACCESS TO THE A38 &
JUNCTION 12 M5 MOTORWAY**

LARGE EXTERNAL YARD

**GROUND AND FIRST FLOOR
OFFICES**

**DEDICATED 550 kVA POWER
SUPPLY**



Location

The property occupies a prominent position on Waterwells Drive within Waterwells Business Park, a popular business location approximately 1.5 miles from Junction 12 of the M5 motorway. The A38 provides direct access to Gloucester, Cheltenham and Bristol, with excellent links to the national motorway network.

Gloucester city centre is approximately 4 miles to the north and Cheltenham approximately 11 miles to the north-east. The surrounding area is established as a key commercial and employment location within Gloucestershire.

Nearby occupiers include a number of leading businesses and occupiers such as ProCook, Gardiner Bros, Schlumberger, Gloucestershire Constabulary, Macfarlane Packaging, Direct Online Services and Prima Dental

**Junction 12
M5 Motorway**



1.5 Miles

Gloucester

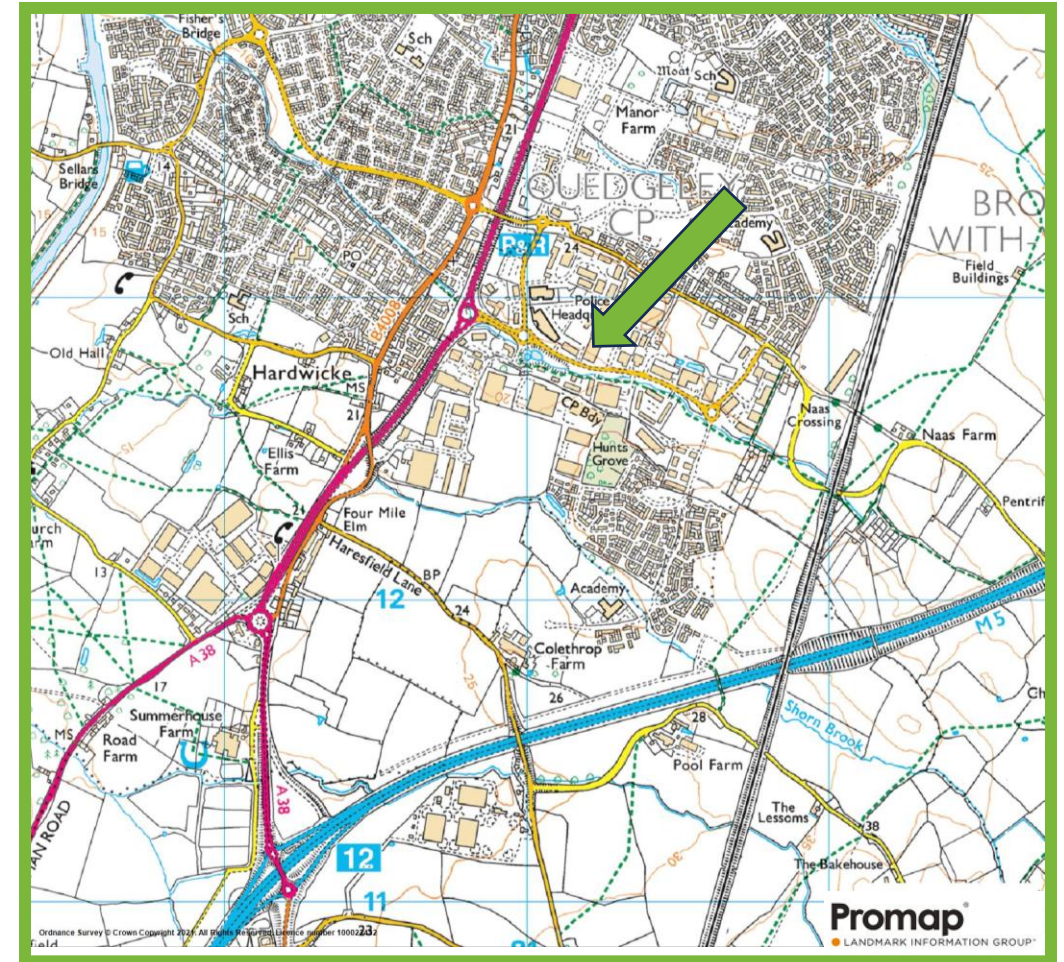


4 miles

Cheltenham



11 miles



Accommodation

Description

The property comprises a detached industrial warehouse building on a self-contained site with ground and first floor offices and a large external yard.

The building is constructed on a steel portal frame with brick and clad elevations under a profiled sheet roof incorporating translucent light panels.

Two storey offices are located at the front of the building with feature entrance. A large mezzanine floor is positioned behind.

The construction provides an internal haunch height of approximately 6.0 metres. Two access points are provided off Baird Road, and the building has two level access loading doors off an extensive yard and car parking area.

Area	Sq ft	Sq m
Ground Floor Industrial Warehouse	26,122	2,426.81
Ground Floor Offices	6,249	580.55
First Floor Offices	6,249	580.55
Mezzanine	5,262	488.86
TOTAL	43,882	4,076.77

Specification

- ➡ 24 HOUR SITE ACCESS
- ➡ HAUNCH HEIGHT OF 6.0 METRES
- ➡ LARGE EXTERNAL YARD
- ➡ GROUND AND FIRST FLOOR OFFICES
- ➡ DETACHED BUILDING ON A SELF-CONTAINED SITE
- ➡ EASY ACCESS TO JUNCTION 12 M5 MOTORWAY
- ➡ DEDICATED 550 kVA POWER SUPPLY



Rates | EPC | Terms

Business Rates

The Valuation Office website states that from April 2026 the property has a Rateable Value of £282,500.

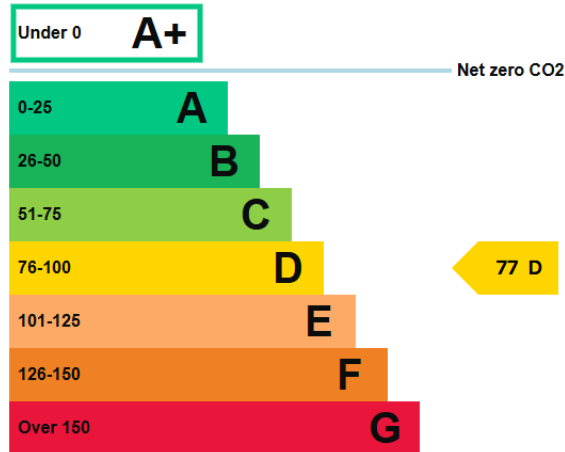
Interested parties should make their own enquiries to Gloucester City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Code for Leasing

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

Energy Performance Certificate

The property has an EPC rating of D-77.



Terms

The property is offered for sale freehold with vacant possession upon completion.

Purchase Price

On application.

Legal Costs

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

VAT

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

AML

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

Services

We are advised that all 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 the state and condition of such items.



Viewing Arrangements

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



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AK Ref: AJGR/102778

Date: July 2026

Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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