

Unit 10 Glenmore Centre

Waterwells Business Park, Gloucester GL2 2AP

Industrial Warehouse Unit
1,982 sq ft (184.13 sq m)
Available on a New Lease

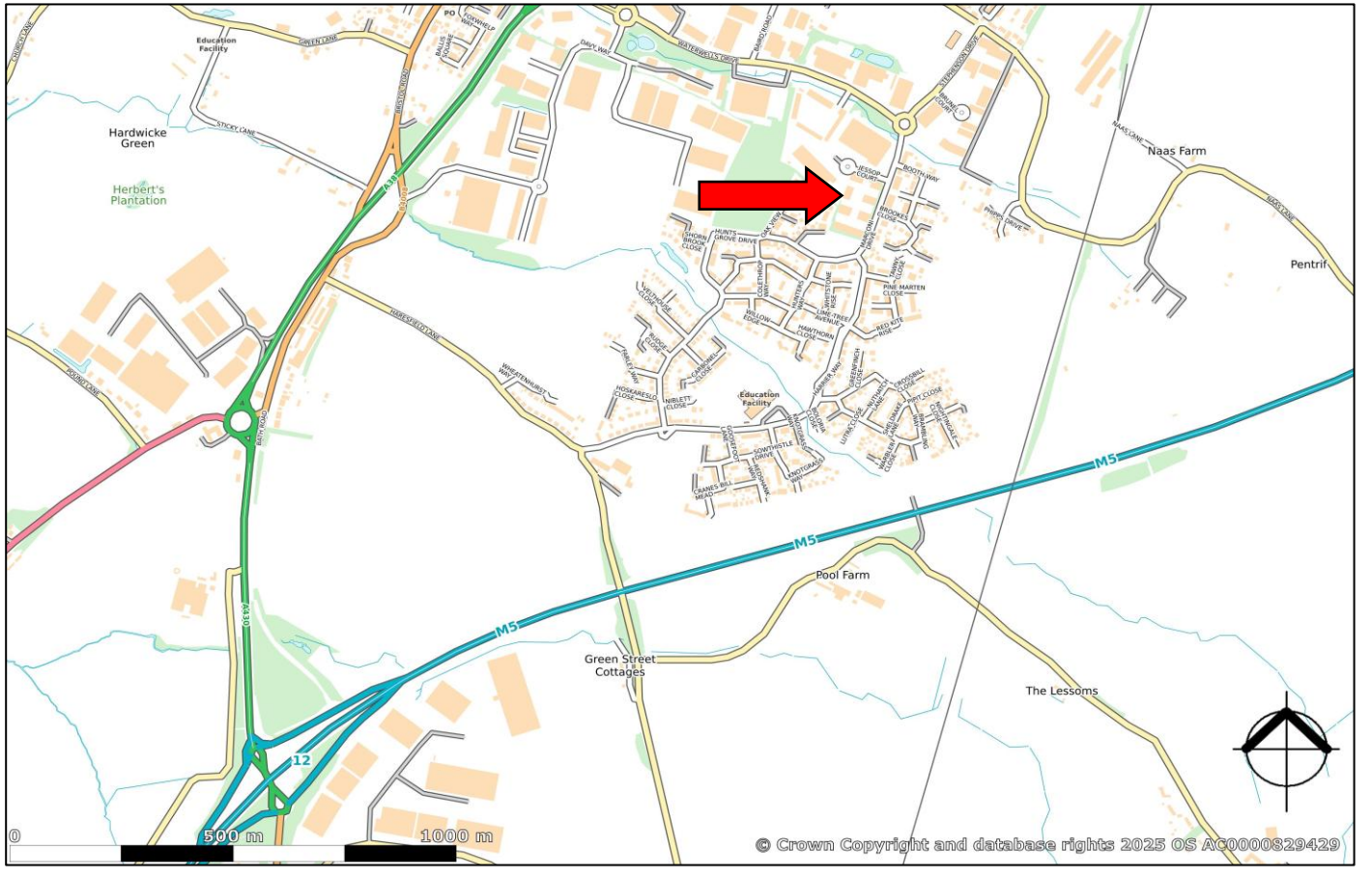
Location

The Glenmore 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 2 miles 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 Motorway (J12)	Gloucester	Bristol
2 miles	4 miles	30 miles



Accommodation

Description

Unit 10 comprises an end terrace warehouse building of steel portal frame construction, with profile metal cladding and part brick blockwork walls. The roof is profile clad and incorporates translucent panels at regular intervals.

The construction provides for a clear height of approximately 5.7m measured to the underside of the frame haunch.

Access is by way of an aluminium framed pedestrian entrance door and loading into the warehouse via an overhead sectional door.

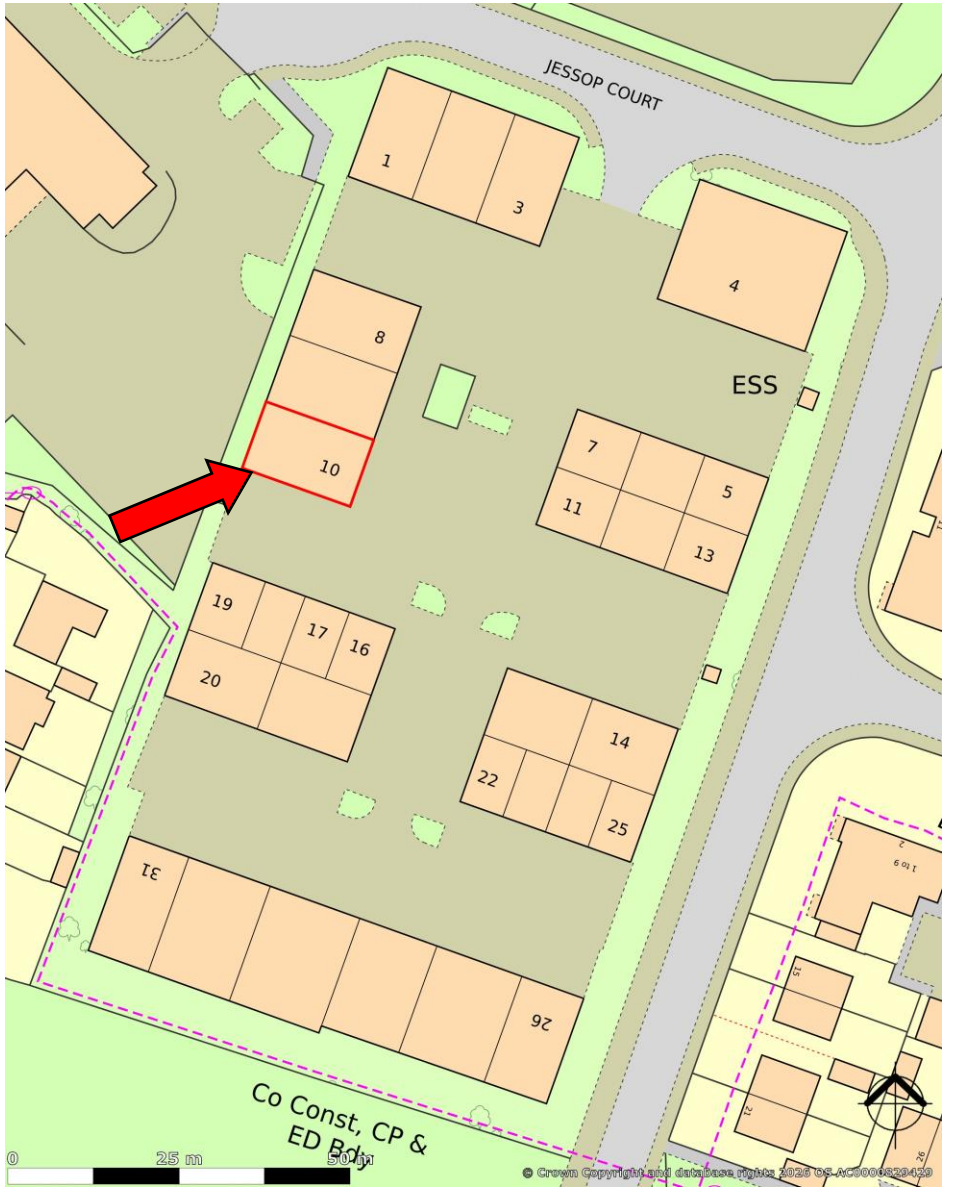
Externally there are 5 car parking spaces and 1 disabled bay closest to the entrance.

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.

Floor area

Area	Sq ft	Sq m
Warehouse	1,312	121.85
Mezzanine	670	62.25
TOTAL	**1,982**	**184.13**



Industrial & Logistics

Eaves height 5.7m

Car parking

WC facilities

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Rates | EPC | VAT

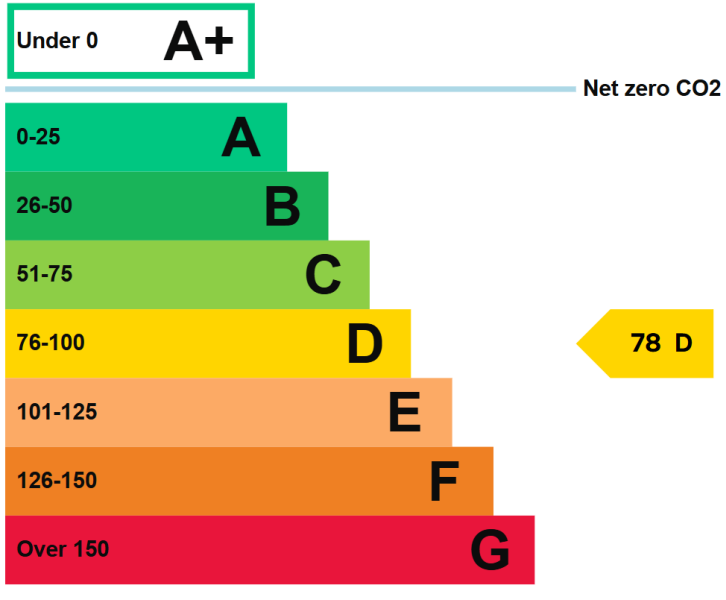
Business Rates

A new assessment will be required. 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



Terms

The building is available on a new full repairing and insuring lease, for term of years to be agreed and contracted outside the Landlord and Tenant Act 1954.

Rent

To based on £12.50 per sq ft, per annum exclusive.

Service Charge

The current service charge is approximately £748.52 per annum, payable quarterly in advance.

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.

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Viewing Arrangements

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

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AK Ref: AJGR/N102619
Date: September 2026
Subject to Contract



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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.